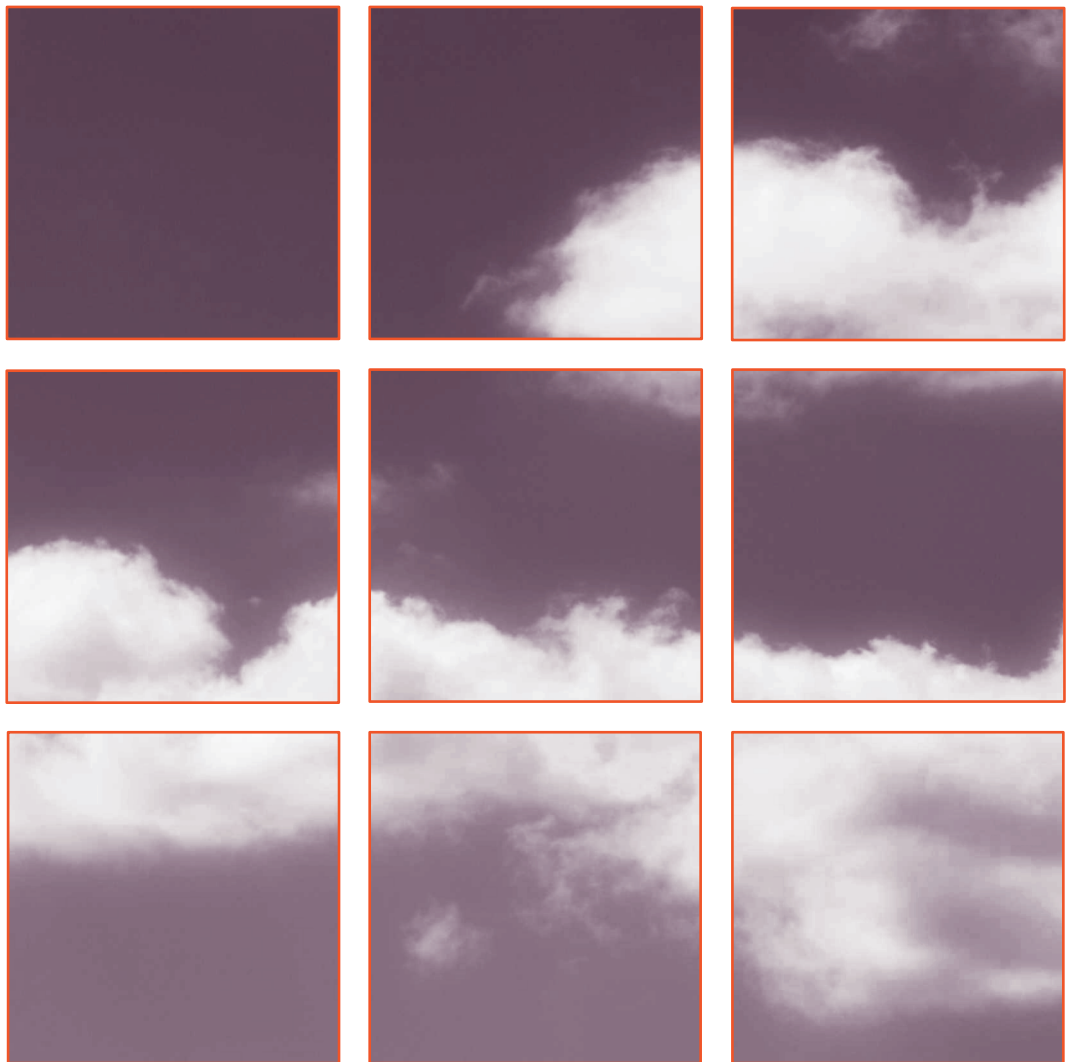




Fingal Development Plan 2011 – 2017



SEA Statement

April 2011

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1 INTRODUCTION

This is the SEA Statement for the Fingal Development Plan 2011-2017 Strategic Environmental Assessment. Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest appropriate stage, the likely environmental effects of implementing a Plan or other strategic action in order to ensure that environmental considerations are appropriately addressed in the decision-making process both during the preparation and prior to adoption of a Plan.

The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004). The Fingal Development Plan falls under the remit of S.I. 436/2004.

The legislation requires that the Plan-making authority must make available a statement summarising how the SEA and consultations have been taken into account in the Plan. This statement is referred to as the SEA Statement.

The SEA process is comprised of four main steps and these have been followed for the SEA of the Fingal Development Plan 2011-2017, as outlined in **Table 1.1**.

Table 1.1: Steps Followed in the SEA Process for the Fingal Development Plan 2011-2017

Step	Requirement in relation to the Fingal Development Plan
1 – Screening	Decision on whether or not an SEA of the Plan is required. SEA is mandatory for County Development Plans under S.I. 436 of 2004.
2 – Scoping	Consultation with defined statutory bodies on the scope and level of detail to be considered in the assessment. Scoping for the Fingal Development Plan SEA was carried out with the Environmental Protection Agency (EPA), Department of Communications, Energy and Natural Resources (DCENR) and Department of Environment, Heritage and Local Government (DEHLG) in July / August 2009.
3 – Environmental Assessment and Environmental Report	<p>An assessment of the likely significant impacts on the environment as a result of the Plan; Publication of an Environmental Report; Consultation on the draft Plan and associated Environmental Report; and Evaluation of the submissions and observations made on the draft Plan/Programme and Environmental Report.</p> <p>The Draft Fingal Development Plan, together with the SEA Environmental Report and Appropriate Assessment (AA) under the EU Habitats Directive, were put on public display between April 2010 and June 2010. Submissions received were reviewed and proposed amendments were recommended by the Manager. In addition, motions were brought by the Elected Members. All such amendments and motions were screened for the requirement for further assessment under the SEA and/or AA processes. The proposed amendments and the screening assessment were then put on public display in December 2010 and January 2011. Once again, submissions received were reviewed and modifications were recommended by the Manager. These modifications and further motions brought by Elected Members in March 2011 were again screened for SEA / AA prior to adoption of the final Plan.</p>
4 – SEA Statement	<p>Issuance of an SEA Statement identifying how environmental considerations and consultation have been integrated into the Final Plan.</p> <p>The SEA process for the Fingal Development Plan 2011-2017 is currently at the SEA Statement stage. This document is the SEA Statement.</p>

1.1 CONTENT OF THE SEA STATEMENT

The SEA Statement is required to include the following information:

- a) How environmental considerations have been integrated into the Plan;
- b) How the Environmental Report, submissions and observations made to the planning authority on the Draft Plan and Environmental Report, and any transboundary consultations (where relevant) have been taken into account during the preparation of the Plan;
- c) The reasons for choosing the Plan, as adopted, in the light of the other reasonable alternatives dealt with; and
- d) The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

1.2 KEY FACTS

Name of Responsible Authority:	Fingal County Council
Title of Plan:	Fingal Development Plan 2011-2017
Purpose of Plan:	To provide guidance and control of development within County Fingal. To ensure that the requirements of higher order plans are suitably integrated into county level planning. To provide for the sustainable development of County Fingal.
Subject of the Plan:	Land use planning within the administrative area of County Fingal.
Period covered:	2011-2017
Frequency of updates:	Every 6 years
Geographic Area of the Plan:	County Fingal
Summary of nature / content of the Plan:	Plan includes a Written Statement and associated Land Use Maps. The Written Statement includes a Core Strategy which reflects higher order plans relevant to County Fingal, e.g. Regional Planning Guidelines. It also includes policies and objectives covering settlement, rural and urban development, natural and built heritage and cultural heritage.
Date Plan came into effect:	20 April 2011

2 HOW ENVIRONMENTAL CONSIDERATIONS WERE INTEGRATED INTO THE PLAN

2.1 CONSULTATION

In terms of the SEA and the AA, there have been three periods of consultation over the course of the evolution of the Fingal Development Plan 2011-2017. The first public consultation for the pre-draft plan was held between May and June 2009 and included the statutory scoping phase when the three statutory consultees for SEA in Ireland, EPA, DCENR and DEHLG, were contacted with a draft Scoping Report. Follow up meetings were also held with the statutory consultees. A total of 553 submission were received including written submissions made by the EPA, DEHLG and Inland Fisheries Ireland (through DCENR). The comments made at this stage of the process by the statutory consultees related to the scope and level of detail to be included in the SEA and were brought forward into the Environmental Report.

The second period of consultation included public display of the Draft Fingal Development Plan 2011-2017 alongside the SEA Environmental Report and associated Appropriate Assessment. This took place between April 2010 and June 2010. A total of 1054 submissions were received on this suite of documents, including further submissions from the EPA and DEHLG (see Section 3 for further details on content of submissions).

The final period of consultation took place between December 2010 and January 2011 when amendments to the Draft Plan and a SEA / AA Screening Report were put on public display. A further 275 submissions were received in relation to material amendments which were on display during that time.

At all stages of consultation, the content of the submissions received have been considered by the Plan, SEA and AA teams and amendments have been made to the Draft Plan in response to these, where considered appropriate.

2.2 BASELINE DATA COLLECTION

From the outset a key aspect of the SEA (and AA) has been collection of relevant environmental baseline data for the administrative area covered by the Fingal Development Plan. This has been done with reference to existing databases held by organisations, such as the EPA, National Parks and Wildlife Service (NPWS), Eastern River Basin District (ERBD), Geological Survey of Ireland (GSI) and Fingal County Council.

Collection of this information has allowed the identification of key environmental sensitivities, sensitive areas and pressure points within the County. GIS mapping has been used in the SEA Environmental Report to illustrate the data where possible to allow easy visual recognition of pressures and sensitivities in the County.

The SEA has used a system of Objectives, Targets and Indicators (OTI) in the assessment of the Draft Plan. Development of these OTIs resulted from comments made at the scoping stage, workshops with the Fingal Plan Team and other internal Council departments and with reference to the sensitivity mapping produced for the baseline section of the SEA Environmental Report. Baseline data collection and sensitivity mapping has focussed the OTIs at the Plan level and at issues considered relevant to County Fingal. **Table 5.1** outlines the OTI which were used in the SEA of the Fingal Development Plan 2011-2017.

2.3 ALTERNATIVES CONSIDERATION

The SEA Environmental Report has documented the reasonable alternatives considered as part of the Plan-making process. The consideration of alternatives is a real-world exercise that recognises the Plan must work within an existing context of National and Regional Strategic Plans, climate change, and an Irish and European legislative framework that has sustainable development at its core.

In considering realistic alternatives for evaluation, the 'no development' or 'unconstrained development' alternatives were not assessed in the SEA as their delivery was not thought to reflect the statutory and operational requirements of the Plan. The following alternatives / scenarios for realising the objectives of the Fingal Development Plan 2011-2017 were developed through a series of discussions between the Plan Team and the SEA Team:

- Alternative 1: Consolidated Growth around settlement hierarchy focusing on public transport;
- Alternative 2: Consolidated Growth within Existing Settlements; and
- Alternative 3: Dispersed Growth around Existing Settlements.

These three alternatives specifically focus on alternate means of achieving the aims of the new Plan. Strengths and weaknesses of the various alternatives were evaluated in the SEA taking into account both planning and environmental impacts. A preferred alternative was derived from this comparison process. A summary of the assessment is included in **Table 2.1**.

Table 2.1: Summary of Evaluation of Scenarios against SEA Environmental Objectives

	BFF	P/HH	S	W	AC	CH	L	MA	Comment
Alternative 1	0	+	-	0	+	0	+	+	Generally positive
Alternative 2	+	+	+	0	-	+	+	+	Generally positive
Alternative 3	-	-	-	-	-	0	-	0	Generally negative

For the purposes of these assessment plus (+) indicates a potential positive impact, minus (-) indicates a potential negative impact, plus/minus (+/-) indicates that both positive and negative impacts are likely or that in the absence of further detail the impact is unclear, and a neutral or no impact is indicated by 0.

BFF: Biodiversity, Flora and Fauna; P/HH: Population and Human Health; S: Soils; W: Water; AC: Air and Climate; CH: Cultural Heritage; L: Landscape; MA: Material Assets

Alternatives 1 and 2 were generally considered to be positive or neutral when measured against the Environmental Objectives included in the SEA Environmental Report, while Alternative 3 generally comes out negative. Therefore, the preferred alternative for the purposes of the Fingal Development Plan 2011-2017 was chosen to include a combination of key elements from Alternative 1 and Alternative 2.

In making the assessment, the baseline data collection and GIS mapping were used to evaluate potential impacts.

The consideration of alternatives was part of the information presented to Elected Members and at public consultation to help make an informed choice with regards to the evolution of the Plan. Further details on the preferred alternative and reasons for choosing it in light of the other alternatives are provided in Chapter 4 of this document.

2.4 PROPOSED MITIGATION

The SEA reviewed each individual policy and objective contained in the Draft Plan against the Environmental Objectives and assessment criteria developed for the SEA (**Table 2.2**).

Table 2.2: SEA Environmental Objectives and Detailed Assessment Criteria

Objective and SEA Topic Area	Detailed Assessment Criteria – To what extent will the Plan policies and objectives:
<p>Objective 1 Biodiversity Flora and Fauna (BFF) Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species</p>	<ul style="list-style-type: none"> • Provide effective protection of international, national and local “protected areas” and “rare and distinctive species” • Provide effective protection of biodiversity in the wider landscape including species and habitats protected by law • Contribute to the Fingal Biodiversity Action Plan objectives • Support delivery of Fingal’s Biodiversity Strategies
<p>Objective 2 Population, Human Health (PHH) Provide high-quality residential, working and recreational environments and sustainable transport</p>	<ul style="list-style-type: none"> • Reduce population exposure to high levels of noise, vibration and air pollution • Increase modal shift to public transport • Co-ordination of land use and transportation • Improve access to recreation opportunities • Protect drinking water areas (including private abstractions) • Contribute to the mitigation of floods and droughts
<p>Objective 3 Soil (S) Protect the function and quality of the soil resource in Fingal</p>	<ul style="list-style-type: none"> • Re-use of brownfield lands, rather than developing greenfield lands • Safeguard soil and geological quality, quantity and function • Minimise the consumption of non-renewable sand, gravel and rock deposits
<p>Objective 4 Water (W) Protect and where necessary improve water quality and the management of watercourses and groundwater to comply with the standards of the Water Framework Directive objectives and measures and all water, habitat and fisheries based legislation including the Urban Wastewater Treatment Directive, the Freshwater Fish Directive, etc.</p>	<ul style="list-style-type: none"> • Improve water quality in rivers, lakes, estuaries and groundwater • Promote sustainable drainage practices to improve water quality and flow and to enhance opportunities for biodiversity • Reduce the impacts from point source pollution, diffuse source pollution, abstraction and flow regulation and morphological alterations • Ensure sustainable levels of abstraction from surface and ground water • Ensure flow regulation is appropriate • Prevent deterioration of water bodies from morphological alterations • Promote sustainable use of water and water conservation • Promote the adoption of Integrated Coastal Zone Management practices

Objective and SEA Topic Area	Detailed Assessment Criteria – To what extent will the Plan policies and objectives:
<p>Objective 5 Air Quality and Climatic Factors (AQ/C) Contribute to mitigation of, and adaptation to, climate change and air quality issues</p>	<ul style="list-style-type: none"> • Reduce levels of air pollution • Minimise emissions of greenhouse gases • Reduce waste of energy, and maximise use of renewable energy sources • Ensure that all new housing is energy efficient • Ensure flood protection and management • Restrict development in flood plains • Reduce vulnerability to the effects of climate change • Address the potential impacts of climate change on biodiversity and cultural heritage
<p>Objective 6 Cultural Heritage (CH) Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Fingal</p>	<ul style="list-style-type: none"> • Encourage appropriate re-use of the traditional or historic building stock • Improve appearance of areas with particular townscape character • Improve protection for protected archaeological sites and monuments and their settings • Improve protection for protected structures and conservation areas • Improve protection for areas of archaeological potential and for undiscovered archaeology • Enhance access to sites of heritage interest
<p>Objective 7 Landscape (L) Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Fingal</p>	<ul style="list-style-type: none"> • Protect and, where appropriate, enhance designated areas of high quality landscape • Improve protection for landscapes and seascapes of recognised quality • Ensure that landscape character is considered in the development process • Maintain clear urban/rural distinctions • Enhance provision of, and access to, green space in urban areas
<p>Objective 8 Material Assets (MA) Make best use of existing infrastructure and promote the sustainable development of new infrastructure</p>	<ul style="list-style-type: none"> • Improve availability and accessibility of commercially provided facilities and public services • Protect greenfield land and promote the use of brownfield sites • Protect prime agricultural land • Increase local employment opportunities • Improve efficiencies of transport, energy and communication infrastructure • Ensure sufficient waste water treatment infrastructure • Provide drinking water supply and water conservation measures • Reduce the generation of waste and adopt a sustainable approach to waste management

Where a negative assessment was recorded, the SEA provided suggested mitigation in the form of changes, additions or deletions to text. The assessment was carried out having regard also to the parallel process of Appropriate Assessment (AA). Where relevant, mitigation from the AA was carried

through into the SEA. **Section 2.5** provides further details on how the AA was taken into account in the Plan.

Mitigation Measures were detailed in Section 10 of the Environmental Report and are reproduced here in **Table 2.3** with clarification on whether the recommendation has been taken on board in the final Plan. Where the SEA suggestion has not been addressed in the final Plan, this has been highlighted in bold text.

2.5 COMPLIANCE WITH EU HABITATS DIRECTIVE - APPROPRIATE ASSESSMENT

Another key aspect of the assessment process was the undertaking of an Appropriate Assessment under the EU Habitats Directive (92/43/EEC). This parallel process ensured that environmental considerations, specifically focused on Natura 2000 sites, were integrated into the Plan as it was developed.

Under the EU Habitats Directive, any plan or project not directly connected with or necessary to the management of a Natura 2000 site, e.g. Special Area of Conservation (SAC) or Special Protection Area (SPA), but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an appropriate assessment of its implications for the site in view of the site's conservation objectives. There are a number of Natura 2000 sites within and adjacent to the Fingal administrative boundary, which could be impacted by the new Development Plan. Therefore, the AA process was applied to the Draft Plan to determine if it would have significant effects on any of these European designated sites.

The purpose of AA is to ensure that the Fingal Development Plan 2011-2017 does not contain any policies or objectives that could lead to negative impacts on the integrity of a European designated site. The AA process was undertaken in parallel with the Plan-making process and the SEA. The AA process commenced with an assessment of the Draft Plan, which was published for consultation in April 2010 together with the SEA Environmental Report and a Habitats Directive Assessment (now termed a Natura Impact Statement in line with recent DEHLG Guidance). Following the initial consultation on the Draft Plan, amendments / modifications to the Draft Plan were proposed by the County Manager and by Elected Representatives on two subsequent occasions, during meetings in October 2010 (included public consultation) and again during meetings in March 2011 (prior to adoption of the final Plan). In all cases, these amendments / modifications were screened for AA, thereby influencing the Plan throughout its development.

In order to adhere to the provisions of the EU Habitats Directive and to ensure that the Plan does not contain any policies or objectives that could lead to negative impacts on the integrity of a European site, a series of mitigation measures were detailed in Section 10 of the Environmental Report and are reproduced here in **Table 2.4** with clarification on whether the recommendation has been taken on board in the final Plan. Where the AA suggestion has not been addressed in the final Plan, this has been highlighted in the text.

Table 2.3: Mitigation Measures Recommended in Section 10 of the SEA Environmental Report.

Mitigation Measure	Integration into Plan
<p>In relation to Open Space Objectives: It is therefore recommended that potential conflicts are avoided by directing people away from sensitive areas and that the commitments for protected areas and Appropriate Assessment in Chapter 5 of the Development Plan are taken into account.</p>	<p>Objective NH1 (formerly Statement of Policy at the start of Chapter 5) has been amended to include a commitment to encourage and promote <i>sustainable</i> access to and understanding of the natural heritage of the County. In addition, an overarching objective on AA (Objective AA1) has been added throughout the Development Plan in Chapters 1-8 inclusive.</p>
<p>In relation to Open Space Objectives: It is recommended that a commitment is included to as far as possible retain existing natural features such as existing hedgerows and trees as part of open space provision.</p>	<p>Integrated into the Plan in Principals for Development in Chapter 5 and through provisions in Section 5.2 Biodiversity.</p>
<p>In relation to all objectives and map based objectives: A commitment has been given to implementation of the measures included in the Eastern RBD River Basin Management Plan in Chapter 4 (Physical Infrastructure) of the Development Plan. The requirements for these measures will be applied when new infrastructure is being sited in order to reduce negative impacts on water. This will be particularly important for all local area objectives relating to one off houses, which will require on-site waste water treatment systems.</p>	<p>Integrated into the Plan through objective WQ01.</p>
<p>New Objective for Water or Natural Heritage: It is recommended that a commitment is given to implement the more stringent objectives for water quality where differing water uses give rise to differing objectives, e.g. Shellfish Waters within protected areas under the EU Water Framework Directive.</p>	<p>Not specifically integrated into the Plan. However, reference is made to implementing both the WFD (WQ01) and the Shellfish Directive (FM02, FM03) and also the EU Habitats and Birds Directives (numerous locations throughout the Written Statement, particularly Chapter 1 and Chapter 5).</p>
<p>New Objective for Natural Heritage: It is recommended that a policy be included stating that Fingal will commit to the NPWS nature conservation objectives (generic or more specific conservation objectives if they become available) in management plans for each of the Natura 2000 sites within its boundaries.</p>	<p>Integrated into the Plan through Objective BD05.</p>
<p>Objectives AH13, AH19, EE37 and EE38: To ensure no negative impacts on roosting bats, demolition or renovation of protected structures, old or farm buildings should include a bat survey, by a suitably qualified bat specialist. All demolition or renovation works where bats have been identified will be conducted in full consultation with National Parks and Wildlife Service staff.</p>	<p>Integrated into the Plan through new objectives as follows:</p> <p>Objective BD18: <i>Ensure that proposals for developments involving works to upstanding archaeological sites and features or works to the historic building stock include an assessment of the presence of bats in any such sites or structures and, where appropriate, ensure that suitable avoidance and/ or mitigation measures are proposed to protect bats in consultation with the National Parks and Wildlife Service.</i></p> <p>Objective RR08: <i>Ensure that where restoration and/or conversion of any vernacular building is proposed, suitable mitigation and/or protection measures which meet with the satisfaction of the NPWS are taken to protect bats.</i></p>

Mitigation Measure	Integration into Plan
<p>Objective BD07 (Revised to BD10): An objective for the protection against invasive species is welcomed in the new Fingal Development Plan. The objective should however include for protection against garden centre invasive species also, and may include for the use of native local plant species in habitat recreation and landscaping.</p>	<p>Partial integration into the Plan. The following text has been added: <i>In particular, ensure that invasive species do not form part of landscape design proposals for proposed developments.</i></p>
<p>Objective BD21 (Revised to BD26): Suggest objective is re-worded to reference ".....Habitats Directive Assessment Screening."</p>	<p>Integrated into the Plan through this objective as follows: <i>Provide for public understanding of and public access to rivers, waterway corridors and wetlands, where feasible and appropriate, in partnership with the National Parks and Wildlife Service, Waterways Ireland and other relevant stakeholders, while maintaining them free from inappropriate development and subject to ecological impact assessment and Appropriate Assessment Screening as appropriate.</i></p>
<p>Objective EE73 (Revised to EE74): It is recommended that any development of ports, marinas and jetties is accompanied by a Habitats Directive Assessment, which includes cumulative impacts.</p>	<p>Not included in this objective, however, an overarching objective AA1 has been included at the start of Chapter 2 – Enterprise and Employment which requires AA screening for plans and projects. In addition, general text supporting Section 2.11 on Ports, Marinas and Jetties includes a requirement for AA.</p>
<p>Objective TO2: Development of high density and mixed use development as part of the implementation of this objective should be accompanied by environmental assessment of the impacts on key areas of biodiversity, flora and fauna, soils, water, cultural heritage and landscape. Further, depending on the locations of the developments, particularly along the coastal areas, Screening for Habitats Directive Assessment (HDA) will be required to determine the potential for impacts on Natura 2000 sites.</p>	<p>No amendments made to TO2; however, a new overarching objective AA1 has been added to the Statement of Policy under Section 4.1 Transportation and this will address part of the recommendation.</p>
<p>Objectives TO12, TO14, CT19 and GI09: It is recommended that development associated with the Fingal Coastal Way such as car parking should be positioned to encourage the greatest numbers away from very sensitive areas, e.g. bird nesting or feeding areas. The Habitats Directive Assessment screening for the project should look at the cumulative impacts from the Coastal Way and associated development along the entire route.</p>	<p>TO12: Reference has been made to AA and requirement for route selection included. TO14: No change. CT19: Reference to Natura 2000 included and also other protected sites. GI09: References the need to protect natural and cultural heritage of the coast and the need to avoid significant adverse impacts on Natura 2000 sites.</p>
<p>Objective TO27 (Revised to TO28): New roads as proposed in the Swords Vision are subject to environmental assessment and HDA at the project level to identify and avoid/mitigate site-specific impacts. It is considered essential that an alternatives study be included for the Inner Ward River Crossing.</p>	<p>While text to this effect has not specifically been added to the Plan, it is considered that the inclusion of Objective AA1, which requires AA at the project level, would address potential impacts to designated Natura 2000 sites. In addition, TO21 states the following: Any new public transport routes on greenfield sites to be subject to constraint studies, route selection and environmental assessment.</p>
<p>Objective SA03: It is recommended that any plans to improve or increase public access to EU Designated Areas should include consideration of potential impacts on Natura 2000 sites (through a screening) so that a balance between nature conservation and public access can be achieved.</p>	<p>No change made to SA03. However, Objective NH1 has been added which references encouraging <i>sustainable</i> access to the natural heritage of the County. Also, the following objectives, while promoting access to rivers, geological sites and the coast, all reference AA and / or Natura 2000 sites: BD26, GH02, CT20 and CT21.</p>

Mitigation Measure	Integration into Plan
<p>Objective CT28: It is recommended that a map be produced which shows the County's beaches which are suitable for development as full public access beaches based on potential conflict with sensitive species, habitats or features.</p>	<p>While not specifically integrated into the Plan, the inclusion of the Objective CT18, which calls for identifying locations along the coast where recreational/tourist activities should not occur, and Objective CT11, which aims at strictly controlling the nature and pattern of development within coastal areas, are considered to be sufficient to mitigate potential impacts from potential provision of full public access to beaches.</p>
<p>In relation to all new development: It is also recommended that when reviewing planning permission for developments close to designated sites or sensitive habitats the following requirements should be considered:</p> <ul style="list-style-type: none"> • Need for a Habitats Directive Assessment, Environmental Impact Assessment or environmental report; • Both direct and indirect impacts on designated sites; • Need for a flood impact assessment; • Need for fuel bunding on site; • Badger, Otter, Bat and Bird surveys in the appropriate seasons; • Provision of mitigation measures, i.e. underpasses, bat boxes, habitat recreation or tree planting for example; and • Use of native local plant species in habitat recreation and landscaping. 	<p>These requirements have generally been incorporated into the Plan through objectives and supporting text, principally in Chapters 1 and 5. The Principals for Development under Section 5.4, Landscape, specifically identifies the need to use native species in landscaping proposals. Objective BD09 makes reference to the need for environmental assessments to be carried out by a qualified person and in the appropriate season and the new overarching objective AA1 in Chapters 1 to 8 relates to a requirement to carry out AA screening for new plans / projects. Chapters 1 and 5 also contain explanatory text in relation to protected species, ecological corridors, etc.</p>
<p>Objective LC01 (Renumbered to R01): Amend to read: "Prohibit mineral extraction and land reclamation along the coast, particularly in proximity to estuaries, except where it can be demonstrated that there will be no significant adverse impact on the environment, visual amenity, heritage or the Conservation Objectives of Natura 2000 Sites."</p>	<p>Reference to Conservation Objectives of Natura 2000 Sites now included in objective.</p>
<p>Objective GI40 (Renumbered to GI41): Where biodiversity value has been identified, a management plan should be developed to ensure appropriate balance between access to the built heritage and protection of the natural heritage.</p>	<p>No change made to objective; however, overarching objective for AA screening (AA1) has been included at the start of the Cultural Heritage chapter. In addition, the inclusion of Objective BD18 would provide additional protection to bats present in upstanding archaeological sites and historic structures.</p>
<p>Objective SA07: Consideration should be given to preparing a management plan which establishes how the area should be developed so as to ensure a balance is reached between the public amenity and nature protection.</p>	<p>Should Baldoye and Portmarnock be included in a joint SAAO, then a management plan will be required as part of the SAAO. This management plan will take into account the balance between public amenity and nature protection.</p>

Mitigation Measure	Integration into Plan
<p>Population / Human Health</p>	
<p>In relation to Physical Infrastructure Objectives: It is recommended that a policy be included which requires the parallel or advance delivery of infrastructure in combination with development.</p>	<p>While a specific objective/policy has not been included in the Physical Infrastructure section of the Plan, Strategic Policies 15, 16 and 17 all reference timely provision of infrastructure in order to ensure that development within the County is sustainable. The issue of provision of infrastructure is also addressed under the Main Aims of the Development Plan (Section 1.2). Zoning Objective RA also addresses this issue by requiring that the necessary social and physical infrastructure be provided to accommodate residential development.</p>
<p>Objective RV05 (Renumbered to RV06): It is recommended that the cumulative impact of individual LAPs be considered by the Council as they are developed with particular reference to water and wastewater treatment capacity. HIDA screening shall be carried out for all LAPs.</p>	<p>Recommendation integrated into objective through following addition: <i>All proposed LAPs will be screened for assessment under the Habitats Directive and Strategic Environmental Assessment. The cumulative effects of the village LAPs on the County will be revisited as the LAPs are developed.</i></p>
<p>Objective UC01: Development and growth around the fringes of Swords and Blanchardstown should not impact on the greenbelt zonings around these towns.</p>	<p>Not expressly stated in the objective; however, Section 9.6 now states the “permitted in principal” uses and “not permitted” categories, which will considerably reduce the potential for urban sprawl.</p>
<p>Objective UC07: The proposed development of Swords and Blanchardstown must be phased in line with the provision of relevant infrastructure with particular reference to Metro and WWT capacity. It is recommended that prior to implementation of the Masterplans for Blanchardstown and Swords that the carrying capacity of the receiving environment at the time be determined and that no planning should be given until adequate services are available to meet the demand. This is particularly the case for Swords which has a number of EU designations which could be potentially negatively impacted by further pressure on water quality at the Malahide Estuary from inadequate WWT and disturbance from increased population.</p>	<p>The Masterplans for Swords and Blanchardstown reference phasing of development within their text and this would include consideration of wastewater treatment capacity and provision of other infrastructure prior to development. In addition, the Core Strategy references the fact that development of larger areas of residential or mixed use lands will only take place subject to the necessary infrastructure being available and that within towns and villages residential development will be subject to detailed phasing.</p>
<p>Objective OS07: It is recommended that the ecological and recreational value of such sites be determined by the Council in order to inform any decisions about development on these lands.</p>	<p>Not specifically integrated into the objective. However, a new overarching objective on AA has been added to Chapter 7 which will go some way towards addressing possible impacts on designated sites.</p>
<p>Objective OS08 and OS09: It is recommended that any new open space areas be designed to discourage anti-social behaviour, e.g. littering.</p>	<p>This has been integrated into the Plan through Section 4.5, which deals with waste management. A section specifically on litter is provided and includes objective WM18, which seeks to implement and enforce the Council’s Litter Management Plan.</p>

Mitigation Measure	Integration into Plan
<p>Soils</p> <p>In relation to all new development: It is also recommended that when reviewing planning permission for developments close to designated sites or sensitive habitats that the following requirements should be considered:</p> <ul style="list-style-type: none"> • A requirement to retain and conserve areas of natural soil profile with its constituent soil flora and fauna by preserving undisturbed soil profiles in areas to be used for open space and planting; • Mitigation to prevent disturbance, compaction or removal of natural soil profile from areas not required for construction; and • Mitigation to prevent soil erosion and prevent escape of suspended solids into nearby watercourses. 	<p>Integration into the Plan not required. This represents a suggestion from the SEA on the Terms of Reference to be considered when reviewing planning applications.</p>
<p>Water</p> <p>In relation to all new development: It is recommended that when reviewing planning permission for developments close to water courses the following requirements should be considered:</p> <ul style="list-style-type: none"> • Requirement for Flood impact assessment; fisheries assessment; and invertebrate assessments; • No storage of C&D waste/material within 30m of any watercourse (including subsoil); • Arrangements for the disposing of stormwater; • Measures to ensure that the underlying groundwater resource is protected in areas of extreme groundwater vulnerability; and • Planning applications for single rural dwellings should insist on compliance with EPA's (2000) Wastewater Treatment Manual-Treatment System for Single Houses. 	<p>These have all been addressed to some extent by separate objectives in the Plan including but not limited to: WQ05, BD23, SW02, SW04, WQ01, WQ02, WQ03 and RH24.</p>
<p>In relation to Water Objectives Under Physical Infrastructure: It is recommended that the Draft Plan include an objective in relation to facilitating installation of water meters in all new developments. Although no national policy on domestic water metering is yet in place it is likely that some form of metering will be considered in the future.</p>	<p>While reference to water metering has not specifically been included in the Plan, objectives have been included to aim to improve water conservation (Objectives DW04 and DW05). The inclusion of these objectives should go some way to addressing the intent of the recommended mitigation measure.</p>

Mitigation Measure	Integration into Plan
<p>In relation to Water Objectives Under Physical Infrastructure: In order to minimise impacts to water quality arising from the Draft Development Plan, Fingal County Council must ensure that the following initiatives are implemented within the lifetime of the Plan:</p> <ul style="list-style-type: none"> • Construction of the proposed Regional Wastewater Treatment Facility; • Monitoring discharges from WWTPs to protect the water source; • Implement policies and recommendations of the Urban Wastewater Treatment Directive; and • The scheduled provision of waste water treatment plants to facilitate critical infrastructure and other developments, i.e. housing. 	<p>These requirements have generally been incorporated into the plan through objectives and supporting text in Chapter 4, e.g. Objective WT03, and introductory text under the section on foul drainage and wastewater treatment.</p>
<p>Objective EE62 (Renumbered EE63): Objective should refer to compliance with the policies and objectives of the Water Framework Directive and the River Basin Management Plans and Programme of Measures for the Eastern River Basin District.</p>	<p>While Objective EE63 does not specifically reference the WFD or River Basin Management Plan, Objective WQ01 specifically commits to: <i>Maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwaters by implementing the Programme of Measures contained in the Eastern River Basin District (ERBD) River Basin Management Plan 2009-2015.</i> This is considered sufficient mitigation.</p>
<p>Objective RE27 (Renumbered RE28): It is recommended that the following text be added to this objective, 'It is also required that the environmental objectives of the water body, either under the Water Framework Directive and/or Habitats Directive, be an overriding consideration for approval of planning applications for water-based leisure activities.'</p>	<p>Recommendation integrated into the objective.</p>
<p>Objective GI26 (Renumbered GI27): Where allotments / community gardens are near water courses in particular, guidance should be given to prevent pollution.</p>	<p>While specific reference to provision of guidance to prevent pollution of allotments has not been included in the Plan, the following objectives are considered to address the impacts at which the mitigation was aimed:</p> <p><u>Objective WQ05:</u> Establish riparian corridors free from new development along all significant watercourses in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from top of bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required; and</p> <p><u>Objective WS02:</u> Ensure that all developments comply with the requirements of the Council and with the principles of sustainable development. Best management practices, as identified by the Council, are to be implemented</p>

Mitigation Measure	Integration into Plan
<p>Air Quality and Climate</p> <p>In relation to all new development: It is recommended that sustainable forms of development and sustainable sources of energy should be encouraged in the new Plan.</p> <p>Specifically conditions on granting planning permission for developments may include but are not limited to the following:</p> <ul style="list-style-type: none"> • Energy conservation techniques such as the siting, form and layout of buildings; • Passive Solar Design; • Water Conservation; • Energy Management; • Waste Management; and • Promoting walking, cycling and public transport (including traffic management plans). 	<p>A number of objectives are considered to address this mitigation measure, including but not limited to Objectives EN01, EN02, EN03, DW04, DW05, WM01, WM03, WM04, WM06 and T03.</p>
<p>Transport</p> <p>The Council should seek to ensure that appropriate road infrastructure is in place prior to development commencement, particularly in relation to new road linkages within the Plan area.</p> <p>The Council should ensure that Traffic Management Plans are also prepared for new developments, particularly during the construction phase.</p>	<p>While a specific objective/policy has not been included in the Physical Infrastructure section of the Plan, Strategic Policies 15, 16 and 17 all reference timely provision of infrastructure in order to ensure that development within the County is sustainable. The issue of provision of infrastructure is also addressed under the Main Aims of the Development Plan (Section 1.2), while the Core Strategy references the fact that development of larger areas of residential or mixed use lands will only take place subject to the necessary infrastructure being available and that within towns and villages residential development will be subject to detailed phasing.</p> <p>Objectives T066 and T067 both make reference to the need for traffic calming and traffic management plans in order to reduce traffic speeds to an acceptable level, reduce traffic congestion and facilitate pedestrian and cycle traffic.</p> <p>This recommendation has been integrated into this objective as follows: <i>Facilitate the preparation of an Indicative Forestry Strategy for Fingal, as resources allow, which makes reference to the Programmes of Measures in the Eastern River Management Plan, and which includes “plan-level” screening of the Strategy for assessment under the Habitats Directive.</i></p>
<p>Objective RE06: It is recommended that the objective relating to the Forestry Strategy makes reference to the POMs in the Eastern River Basin Management Plan.</p>	

Mitigation Measure	Integration into Plan
<p>Objective UC11: Identification of infill sites should take into account aspects such as:</p> <ul style="list-style-type: none"> • Impacts on biodiversity; • Effects of consolidation on infrastructure such as water and wastewater systems, energy supply, communication and other utilities; • Effects of consolidation on road network; • Sensitive landscapes and views; • Cultural heritage features; • Coastal development; and • Flooding. 	<p>Not directly integrated into this objective; however, the Plan contains several objective and references throughout, which contribute to achieving this recommendation, e.g. Objective BD04.</p>
<p>In relation to re-zonings: It is recommended that the re-zoning from rural to food industry in Fingal Central is conditional on the availability of adequate sustainable transport links and the likely future cumulative impacts of drawing industry out into the rural areas. Any proposal for food industry on the site is to be accompanied by a HDA Screening with particular reference to WWT capacity and water quality. The re-zoning should show a definite set back from the river as part of the zoning strategy.</p>	<p>The area to be rezoned will be subject to an LAP which will examine the likely future cumulative impact of drawing industry out into the rural areas. As per Objective AA1 any plan or project to be applied at the site will be subject to Appropriate Assessment screening at a minimum. Phasing of development at the site and in the area will be subject to provision of the required infrastructure as noted in several areas of the Plan. In addition, the Plan includes for establishment of a 30m riparian strip along the Ward River which will provide a definite setback between any development and this watercourse.</p>
<p>Landscape</p>	
<p>Objective UC22 (Renamed UC23): While the plan does contain a strong policy for the protection and enhancement of shop fronts, consideration should be given to the production of a Guidance or Policy document on appropriate shop fronts façades and the use of signage.</p>	<p>Recommendation not integrated into the Plan.</p>
<p>Conditions on granting planning permission for developments may include but are not limited to:</p> <ul style="list-style-type: none"> • Ensure that landform, planting and sympathetic detail design is undertaken to reduce negative visual impacts and assist in compensating for the loss of the landscape resource; • Attention to phasing and development of the landscape design should be integral to the design process; and • Use of native species in landscape design. 	<p>Integration into the Plan not required. This represents a suggestion from the SEA on the Terms of Reference to be considered when reviewing planning applications. In addition, there are some relevant objectives which should be highlighted such as OS30, which requires the use of native planting where appropriate in new developments in consultation with the Council.</p>

Mitigation Measure	Integration into Plan
<p>Cultural Heritage</p> <p>In relation to Strategic Policy 19: When the draft LAP or Masterplan is being developed for the Bremore area it has been recommended that an SEA is undertaken which looks at the extent of archaeological remains in the area. As the site for the proposed new Port has not yet been finalised it is critical that an alternatives assessment be carried out in order to avoid impacts on the important archaeology in the area.</p>	<p>This recommendation has been integrated into the Plan through Objective EE75 which states: <i>Facilitate the sustainable development of a new deep water port in the general vicinity of Bremore while safeguarding the natural and archaeological heritage of the area. Ensure any port related development proposals are subject to full environmental assessment including Strategic Environmental Assessment, Environmental Impact Assessment and Habitats Directive Appropriate Assessment, as appropriate as required.</i></p>
<p>Objective G137 (Renumbered G138): It is recommended that proposals for any work on historic building stock, structures on the Record of Protected Structures and archaeological sites and features are accompanied by an assessment of impacts to biodiversity.</p>	<p>Not integrated into this objective; however a new objective has been added to Chapter 5 as follows:</p> <p>Objective BD18: <i>Ensure that proposals for developments involving works to upstanding archaeological sites and features or works to the historic building stock include an assessment of the presence of bats in any such sites or structures and, where appropriate, ensure that suitable avoidance and/ or mitigation measures are proposed to protect bats in consultation with the National Parks and Wildlife Service.</i></p>

Table 2.4: Mitigation Measures Recommended in the AA

Mitigation Measure	Integration into Plan
AA recommended that a new objective should be added to emphasise the requirement for AA at the project level.	Integrated in the Plan at Section 1.1 and at the start of Chapters 1-8 inclusive as follows: <i>Objective AA1: Ensure that all plans and projects in the County which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) will be subject to Appropriate Assessment Screening.</i>
AA recommended that a new objective be included in Chapter 5 to acknowledge the requirement for AA for Plans, Programmes, Masterplans, LAPs, strategies, etc.	While a specific objective has not been added to the Written Statement, text has been included in Section 1.1 (Fulfilling the Requirements of the Habitats Directive) as follows: <i>This applies to all plans including the Development Plan, Local Area Plans, Variations to the Development Plan, Masterplans, Urban Design Frameworks and Strategies.</i>
AA recommended reference to <i>screening for Appropriate Assessment</i> should be included in Objective Donabate 3, Chapter 1.	Reference to screening for AA has been included as recommended.
AA recommended reference to subjecting the Rogerstown Management Plan to AA prior to its adoption should be included in Objective Rush 9, Chapter 1.	Reference to subjecting the Rogerstown Management Plan to AA prior to its adoption has been included as recommended.
AA recommended reference to Appropriate Assessment, including consideration of the possibility of indirect impacts on the Conservation Objectives of Skerries Islands SPA and of Rockabill SPA should be included in Objective Skerries 7, Chapter 1.	Reference to Appropriate Assessment, including consideration of the possibility of indirect impacts on the Conservation Objectives of Skerries Islands SPA and of Rockabill SPA has been included as recommended.
AA recommended reference to Guidelines for Planning Authorities, Appropriate Assessment of Plans and Projects in Ireland should be included in Objective, T01, Chapter 4.	Reference to Guidelines for Planning Authorities, Appropriate Assessment of Plans and Projects in Ireland has been included as recommended.
AA recommended reference to the need to ensure that creation of new habitats do not impact negatively on the conservation objectives of any Natura 2000 sites should be included in Objective WQ4, Chapter 4.	Reference to the need to ensure that creation of new habitats do not impact negatively on the conservation objectives of any Natura 2000 sites has been included as recommended.

Mitigation Measure	Integration into Plan
<p>AA recommended Objective CT19, should be amended to: "Investigate the feasibility of developing the Fingal Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on Natura 2000 Sites and on species protected by law."</p>	<p>While this specific wording has not been included in the final Plan, the text of Objective TO12 is considered to address the requirements of the AA as it states:</p> <p>"Prepare and implement on a progressive basis a programme for the development of the Fingal Coastal Way for pedestrians and cyclists, extending from the County boundary with Dublin City to the County boundary with County Meath. Undertake a route selection process for the Fingal Coastal Way within three years of the adoption of the Development Plan... Ensure all proposals include an appraisal of environmental impacts and take full account of the potential for negative impacts on Natura 2000 Sites through the process of Habitat Directive Assessment Screening."</p> <p>This commitment to route selection and use of the Habitat Directive Assessment Screening process to eliminate proposals which would result in negative impacts on Natura 2000 sites is considered acceptable mitigation for Objective CT19.</p>
<p>Sheet No 5 Skerries, Objective SK1 (Renumbered to 53): AA recommended that this local, map based objective be amended to include the following text, "With regard to watersports, the Masterplan will also, through the Appropriate Assessment process, take full account of the important seabird colony SPAs that exist in the vicinity of Skerries".</p>	<p>This has been included in the text of the objective in the final Plan.</p>
<p>Sheet No 6B (Rush) MD 6B.1 (Renumbered to 183): AA recommended in the first instance that this objective should not be included in the Plan. As an alternative it must undergo screening for Appropriate Assessment.</p>	<p>This objective has been retained in the final Plan with the following alterations to the text:</p> <p><i>Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on Natura 2000 sites and species protected by law. The potential for such developments to result in direct and indirect negative impacts on Natura 2000 Sites will be subject to screening for assessment under the Habitats Directive.</i></p> <p>The addition of text to require a feasibility study and the reference to Natura 2000 Sites and screening for AA is considered acceptable.</p>
<p>Sheet 7 Donabate and Portrane, Objectives 150 and 151 (Renumbered to 224): AA recommended that the objectives be amended to state: "Development in the area shall be conditional on the satisfactory outcome of the detailed topographical, hydrological and visual/landscape/environmental impact assessments <u>including HDA Screening</u>."</p>	<p>This amendment was included in the text of the objective in the final Plan.</p>

Mitigation Measure	Integration into Plan
<p>Sheet 7 Donabate, Objective 155 (Renumbered to 223): The AA recommended that the objective be amended to state: "Provide for the upgrade of the railway line and facilities to Donabate <u>subject to screening for Appropriate Assessment</u>."</p>	<p>This recommendation has not been taken on board directly however the Council has amended the text of the objective to say: "<u>Support the upgrade of the railway line and facilities to Donabate.</u>"</p> <p>It is recognised that the amended version of the objective no longer seeks to provide such an upgrade but will support a proposal should one be made. As such, at this Plan level, no significant impacts would be expected to result from proposed amendment.</p>
<p>Sheet 9 Malahide / Portmarnock, Objective 181 (Renumbered to 256): The AA recommended that this objective be removed.</p>	<p>This objective has been deleted from the final Plan.</p>
<p>Sheet 10 Baldoye / Howth, Objective 337 (Renumbered to 430): AA recommended that this objective be reworded to include a reference to AA screening and compatibility with the conservation objectives of Baldoye Bay SPA.</p>	<p>The AA recommended that this objective be reworded as follows:</p> <p><i>Maintain and protect the public amenity of the beach and improve public access to the beach, provided such increased public access is shown, through the process of screening for Appropriate Assessment to be compatible with the conservation objectives of Baldoye Bay SPA.</i></p> <p>The objective has been amended in the final Plan in line with the recommendation from the AA.</p>
<p>Sheet 15 Green Infrastructure, Objective GIM8. The AA recommended that this objective be reworded to include a reference to AA screening.</p>	<p>This objective has been amended in the final Plan in line with the recommendation from the AA.</p>
<p>Chapter 1, Objective Portrane 5: AA recommended reference to sustainable development.</p>	<p>While such a reference has not been included in the final Plan, additional text has been added to require AA screening for any proposed development in the area. This is considered acceptable.</p>
<p>Chapter 2, Objective EE76: AA recommended reference to sustainable development.</p>	<p>The objective has been revised to include this reference and in addition, text has been added to ensure that development does not pose indirect impacts on the Conservation Objectives of Natura 2000 sites, in particular those designated for the protection of seabirds.</p>

3 SUBMISSIONS AND OBSERVATIONS

This chapter outlines how submissions and observations on the Environmental Report and Draft Plan have been taken into account in the evolution of the Fingal Development Plan 2011-2017.

3.1.1 SEA Scoping Stage

A draft Scoping Report was compiled in July 2009 outlining the scope and level of detail proposed for the SEA Environmental Report. This document was sent to the three statutory consultees for SEA in Ireland under S.I. 436 of 2006, namely the Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government (DEHLG) and the Department of Communications, Energy and Natural Resources (DCENR – formerly DCMNR). Written submissions were received from the EPA, the Eastern Regional Fisheries Board (through DCENR) and DEHLG.

These submissions related to the following:

- Archaeological & Architectural Heritage issues
- Cumulative impacts
- Do Nothing Scenario
- Water quality & fisheries potential
- Biodiversity & the need for Appropriate Assessment
- Water infrastructure & flooding
- Air, noise and climatic factors
- Energy conservation & renewable energy
- Landscape
- Human health & quality of life
- Transportation
- Tourism
- Infrastructure planning
- Waste management
- Legislative requirements

These submissions informed the environmental issues which were included in the subsequent Environmental Report as well as the level of detail to which they were addressed. The Final Scoping Document (including copies of the submissions made) is available at <http://www.fingalcoco.ie>.

In addition to the formal consultation with the statutory consultees, a scoping workshop was also held in May 2009 with representatives from Fingal County Council planning, transport, heritage and water services departments, as well as the Plan and SEA teams in attendance. This workshop explored the key issues for the County as experienced by the relevant departments and provided information on the range and level of detail available in terms of monitoring, etc. within the Council.

3.1.2 Draft Plan and Environmental Report Consultations (April to June 2010)

The findings of the SEA were compiled into an Environmental Report which was put on public display alongside the Draft Plan and associated Natura Impact Statement (termed Habitats Directive Assessment at that time). The Environmental Report included a review of each policy and objective contained within the Draft Plan. It also outlined the alternatives considered and provided an assessment of the reasonable alternatives. Mitigation measures in the form of suggested changes to

the Draft Plan text, e.g. amendments, deletions, rewordings, were also included. The mitigation measures proposed in the Natura Impact Statement were also integrated into the SEA Environmental Report.

A total of 1054 submissions were received on the Draft Plan during this round of consultation. These included submissions from members of the public, government bodies, NGOs and the statutory consultees.

Submissions received from the EPA, DEHLG and DCENR and the specific issues raised by these statutory consultees are addressed in the table below.

Table 3.1: Issues Raised by Statutory Consultees in Relation to the Draft Development Plan

Summary of Comment	How this was Taken on Board in Final Plan
ENVIRONMENTAL PROTECTION AGENCY	
General Comments	
<p>Draft Plan does not reflect the key recommendations and mitigation measures arising from the SEA and AA process.</p>	<p>The SEA and AA processes were carried out in parallel with the development plan making process. The comments presented in the AA and SEA were discussed and in some cases addressed as part of the initial draft. It is considered that the Draft Development Plan represents a stage in the iterative process of assessment and comment. The Plan Team have reviewed all of the SEA / AA comments, along with the submissions received as part of the public consultation and have addressed many of them in the subsequent Material Amendments put on public display in December 2010 and January 2011. Additional recommendations have been addressed as part of the final Plan.</p>
<p>Fingal County Council must determine whether or not the implementation of the proposed amendments would be likely to have significant effects on the environment.</p>	<p>A screening for AA and SEA was undertaken on all proposed amendments (written and map based) in advance of their publication in December 2010. The Screening Statement is included in Appendix A of this SEA Statement. A further screening of proposed amendments was also undertaken in March 2011. This is included in Appendix B of this SEA Statement.</p>
<p>How have relevant plans and programmes been taken into account in the cumulative impacts assessment?</p>	<p>The impacts associated with potential developments under the relevant plans and programmes have been considered during assessment of the Fingal Development Plan. Where these have been considered to add to the cumulative nature of the identified impacts these have been acknowledged in the Environmental Report.</p>
<p>Clarification should be provided on how the environmental constraints/ vulnerabilities identified in "Section 5-Baseline Environment" have informed the selection of the preferred Alternative - Alternative 1.</p>	<p>Environmental sensitivity mapping was used in development of alternatives and fed into both the environmental and planning impacts identified for each of the alternatives presented.</p>
<p>A summary of scoping issues should be included in the ER.</p>	<p>Noted. A summary of the scoping issues is included in this SEA Statement – Section 3.1.1.</p>

Summary of Comment	How this was Taken on Board in Final Plan
<p>A summary of the recommendations arising from the SEA and AA processes should be considered for inclusion. It should also be clarified to what extent the recommendations/mitigation measures have been integrated, and if not and the reasons why. This would highlight how the SEA and AA processes have influenced the Draft Development Plan. There would also be merits in prioritising the proposed mitigation measures and recommendations to facilitate the implementation of those that address critical issues. The monitoring table should be reviewed to include details of monitoring frequency and where possible the type of intervention.</p>	<p>All mitigation measures from both the SEA and AA were included in Chapter 10 of the Environmental Report. In addition, the final AA now includes a new chapter identifying how the AA has influenced the plan. This SEA statement also includes details on how the SEA recommendations have been taken on board in the final Plan.</p> <p>Prioritising of mitigation has not been undertaken. Mitigation measures are specific to plan objectives in most cases and as these objectives are realised the mitigation measure should be implemented as appropriate. The Plan does not include prioritising of objectives.</p> <p>The monitoring table (Table 5.1 of this SEA Statement) now includes information on monitoring frequency.</p>
<p>Data gaps should be clearly noted/acknowledged</p>	<p>Section 3.5 of the Environmental Report includes data gaps. Additional data gaps have also been added and are included in the Addendum to the Environmental Report.</p>
<p>Data Sources should be acknowledged for all maps. Additional maps could be used to supplement to provide spatial context to the issues identified in the Plan area.</p>	<p>Noted. In all 27 Figures have been presented in the SEA ER representing available data sets. Where maps are not presented, detailed text has been provided.</p>
<p>Non-Technical Summary</p>	
<p>A number of comments were made in relation to the need for the NTS to be a stand alone document including addition of the mitigation and monitoring tables from the Environmental Report and inclusion of additional mapping, etc.</p>	<p>Comments noted. These comments have been addressed in the Addendum to Environmental Report.</p>
<p>It is not clear where in the Draft Plan the AA / SEA recommendations have been included.</p>	<p>Chapter 2 of this SEA Statement identifies where the relevant SEA / AA mitigation has been addressed in the Final Plan.</p>
<p>The Baseline Environment highlights that the data is focused at the regional level though the Development Plan is a county level plan.</p>	<p>The report presents data at the level of Fingal County, as demonstrated in Chapter 5 of the Environmental Report. The Scoping Document prepared in October 2009 clearly highlights the hierarchy.</p>
<p>Environmental Report: A number of comments were made in relation to specific chapters in the SEA Environmental Report. These are addressed below and / or in the SEA Addendum Report.</p>	
<p>Chapter 3 Methodology</p>	
<p>Key issues of the Scoping Workshops should be highlighted.</p>	<p>Key issues have been recorded in Section 3.1.1 of this SEA Statement.</p>
<p>Additional data gaps should be identified, e.g. Natura 2000 Management Plans.</p>	<p>Additional data gaps have been added to the addendum to the SEA ER.</p>
<p>Chapter 5 Baseline Environment</p>	
<p>Reference to flooding and concentration of population in coastal areas is required.</p>	<p>A reference to flooding and coastal areas has been added to Section 5.3.1. See SEA Addendum.</p>

Summary of Comment	How this was Taken on Board in Final Plan
Clarify if contaminated soils have been mapped in Fingal.	Contaminated soils have not specifically been mapped in the County.
A specific objective should be included to promote brownfield development.	No specific objective has been included to promote brownfield development; however, as noted in the EPA comments there are several objectives throughout the written statement which promote and support the approach, including Strategic Policy 6 in Chapter 1. It is also noted that supporting text in Section 7.3 of the Plan also promotes a focus on brownfield development.
Clarification of status of noise mapping in Fingal.	The noise mapping for Fingal has been completed.
Have the Public Safety Zones (PSZ) been revised in the Plan to take account of expansion at Dublin Airport.	It is not within Fingal's remit to revise the PSZ. This is a function of Government.
Seveso sites should be mapped to provide spatial context.	The Seveso Sites in Fingal are listed in Section 5.3.5 of the Environmental Report and are shown on the Development Plan maps.
Availability of Corine data and habitat mapping should be referenced in Section 5.4.2.	Corine land cover data for 2006 was not publicly available when the SEA Environmental Report was being compiled. A revised Figure 5.4 has been included in the SEA Addendum and text has been amended to reflect currently available data.
There should be more emphasis on threat from invasive species.	Spread of invasive species is directly addressed in Objective BD10 and GI16 of the Plan. In addition, the text in Section 5.3 of the Plan directs the reader to the Invasive Species Ireland website, which contains detailed and up-to-date information on the spread of such species. It was not considered necessary to reproduce the information from this site in the Draft Plan. Other objectives such as WQ1 also indirectly address invasive species by requiring implementation of the ERBD River Basin Management Plan and POM, which require the control of invasive species in water bodies.
Protected corridors should be mapped. Ramsar sites and TPO should also be mapped.	The interactive mapping associated with the Fingal Development Plan (available on www.fingalcoo.ie) shows the ecological network in Fingal including SAC, SPA, ecological buffer zones, nature development areas and NHA.
Overlap of SAC / SPA is difficult to distinguish in Figure 5.5.	Noted.
SEA shows clear integration between SEA / AA but this is not clear in policies and objectives of the plan.	All mitigation from both the SEA and AA has been reviewed by the Plan Team and integrated where possible into the final Plan. Section 2.4 of this SEA Statement identifies how mitigation has been addressed in the Plan.
Quarries identified in Section 5.5.3 could be mapped.	Noted.
Clarify if the "further quarry" identified by GSI is still active.	The status of the Littlewood Pit at Naul is unknown.

Summary of Comment	How this was Taken on Board in Final Plan
Current status of the River Basin Management Plans should be provided. The WFD Register of Protected Areas should be mapped as should river water quality and bathing waters.	The Eastern River Basin Management Plan and POM was adopted in October 2010. The SEA Statement has been compiled and the Final Plan and Statement are available on the WFD Ireland website. Key measures relating to key pressures are being implemented in this first planning cycle of the RBMP and Water Management Unit plans have been developed at a waterbody level to address specific issues. Watermaps, which was developed as part of the RBMP, provides a comprehensive mapping tool which can be used to map objectives, status, protected areas, etc. for waterbodies. This mapping tool is available on www.wfdireland.ie .
Clarify extent of flooding and status of FRAMS.	Flood maps are available on the www.Fingaleastmeathframs.ie website. A reference to the website has been included in the SEA Addendum for clarity. Flooding from Femframs is shown on the Green Infrastructure Sheet 16 of the Development Plan.
Details of PM2.5 exceedences should be provided	There were no PM2.5 exceedences in 2009, which is the most recent data for this parameter published on the EPA website.
Contextualize GHG emissions for Fingal if possible.	No such database of localised GHG emissions exists to the best of our knowledge.
Clarify when the upgrades and new WWTP in urban areas will be completed.	Where known, timeframes for delivery of WWTPs have been provided in Section 4.2 of the Written Statement.
Clarify the extent of onsite treatment system monitoring.	Priority for inspections will be based on the RBMP and on pollution investigations. It is anticipated that new regulations, due shortly, will require the registration and monitoring of all systems. Fingal will comply with the proposed regulations. All new systems will be in compliance with the Code of Practice for On-site Wastewater Treatment Systems (2009).
Draft Plan should contain policy to ensure development doesn't take place unless there is sufficient WWT capacity.	Objective WT02 and WT03 address this through compliance with the UWWTD and the WFD and implementation of the Greater Dublin Strategic Drainage Study, which includes the development of a new regional waste water treatment plant, an orbital drainage network and a new marine outfall in the northern GDA.
Priorities should be set in terms of WWT and assimilative capacity of receiving waters.	Under the River Basin Management Plans rivers have been prioritised according to the status of their water quality and this has been linked to investment programmes for WWT.
More up to date water quality information should be included.	The most up to date water quality information was included in the ER. A reference has now been added to the SEA Addendum directing the reader to the Fingal, EPA and WFDireland websites. These websites contain the most up to date information as this will continue to change over the course of the 6 year development plan.
Transport network map should be included.	Noted. A map of the planned transport network can be accessed via the interactive map resource for the Fingal Development Plan 2011 – 2017.

Summary of Comment	How this was Taken on Board in Final Plan
Section 5.9.3.2 should state that project would be subject to EIA and AA. SEA should also be considered.	The SEA ER has in the first instance recommended that the LAP for Bremore undergo SEA and AA. Mitigation also recommends that an alternatives assessment be undertaken. Should a port be included in the LAP, EIA legislation will apply to the project.
Completion date for Metro should be taken into account in assessment. Plan should ensure findings of review of Dublin WMP are included.	A railway order for Metro North was granted by ABP in 2010; however, the construction timeline remains uncertain in the current economic conditions.
ACAs could be mapped to provide spatial context.	Boundaries for each ACA in Fingal are presented in the Development Plan maps in hard copy and on the Fingal website. Text directing the reader to the website has been added to Section 5.10.2.2 in the SEA Addendum.
Source of information in Figure 5.18 should be noted.	The source of information in Figure 5.18 is from the Fingal Development Plan 2005-2011. This has been noted in the SEA Addendum.
Merits in supplying further explanatory text describing all specific aspects of the inter-relationships.	The text presented focuses on the key significant inter-relationships. Reference to brownfield sites has been added to the section in the SEA Addendum.
Chapter 6 Review of Relevant Plans and Programmes	
Addition of Nitrates Directive should be considered.	This has been added to the SEA Addendum.
Clarify status of Fingal Heritage Plan 2005-2010.	It is envisaged that a Draft Plan to cover the period 2011-2017 will be prepared by September 2011 and brought before the elected members of the County Council for adoption by the end of the year. See also SEA Addendum.
Duplication in Table 6.4 and LAP Table.	Duplicated LAP references have been deleted. See SEA Addendum.
Chapter 7 Strategic Environmental Objectives, Targets and Indicators	
A number of amendments were proposed to detailed assessment criteria in Table 7.1	Additions have been made to the criteria – See SEA Addendum. Reference to duplication or suggested changes to the categorising of criteria from one objective to another have not been made.
Monitoring table in Chapter 7 and Chapter 10 are repeated.	It was intended to repeat the tables in these two Chapters. Chapter 7 deals with how the SEA OTI were developed. Chapter 10 relates to the monitoring proposed and the SEA team felt it was appropriate to have this information available to the reader in both places.

Summary of Comment	How this was Taken on Board in Final Plan
<p>Frequency of monitoring and remedial action should be included.</p>	<p>Section 10.3 of the ER deals with the responsibilities and frequency of monitoring. The section states the following: <i>The statutory Manager's Report on progress in achieving objectives of the Development Plan, takes place two years after the adoption of the Plan and "shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the plan". If an objective or policy is having a significant adverse effect a variation may be considered during the lifetime of the plan. It is largely the responsibility of Fingal County Council to undertake the monitoring and to interpret the monitoring data relevant to Fingal and to ensure new studies recommended in the Environmental Report are undertaken.</i></p>
<p>To what extent do targets set in Table 7.4 reflect the policies and objectives in the Draft Plan.</p>	<p>The targets and indicators proposed in the SEA were developed in close consultation with the Fingal Plan Team. Initial targets were developed over the duration of the baseline data collection and were subsequently refined during a number of discussions / workshops with the Fingal Plan Team. They represent the targets the Plan Team felt were reasonable and achievable based on the Draft Plan.</p>
<p>Chapter 8 Development Plan Alternatives</p>	
<p>Welcomed statement that "despite having sound sustainable objectives, a plan may prove to be unsustainable if key objectives cannot be met".</p>	<p>Noted.</p>
<p>Legend in Figure 8.1 not legible.</p>	<p>Noted. Original figure is not available therefore this legend cannot be altered to take account of this comment.</p>
<p>Alternative 2 should note that major new greenfield residential development is considered unsustainable until brownfield and unused sites have been developed.</p>	<p>This has been addressed in the SEA Addendum.</p>
<p>Table 8.2 should consider +/- on SEO BFF and CH for Alternative 1 along the transport corridors. Similar applies in Section 8.4 for landscape and biodiversity.</p>	<p>The text supporting Table 8.4 identifies the potential for both positive and negative impacts as a result of the specific features of the alternative; however, the table reflects the overall impact which was considered to be neutral. It is accepted that transport corridors could have a negative impact on biodiversity, flora and fauna, cultural heritage and landscape; however, by encouraging public transport and directing development to corridors, this has overall positive impacts by protecting open space areas and wildlife areas which might otherwise come under pressure. Based on this, an overall neutral impact has been assigned.</p>
<p>Clarify how baseline has informed selection of preferred alternative.</p>	<p>Collection of this information has allowed the identification of key environmental sensitivities, sensitive areas and pressure points within the County. GIS mapping has been used in the Environmental Report to illustrate the data where possible to allow easy visual recognition of pressures and sensitivities in the County. In making the assessment, the baseline data collection and GIS mapping were used to evaluate potential impacts.</p>

Summary of Comment	How this was Taken on Board in Final Plan
Chapter 9 Evaluation of Development Plan Alternatives	
Nature and duration of impacts are not reflected in the assessment key.	The assessment parameters are defined in Section 3.3.1.1 of the Environmental Report and include all required by the legislation. As noted, the nature of the impacts is addressed in the assessment matrix. The assessment matrix reflects + positive; - negative; 0 neutral and +/- for both positive and negative impacts. The text explains whether these are temporary, permanent, secondary, cumulative etc. Additional coding to break down the assessment to this level was considered confusing and unhelpful to the reader.
A summary of mitigation measures should be provided where negative effects are identified in the Assessment Matrix.	Chapter 10 of the Environmental Report clearly lays out the mitigation measures proposed in relation to the assessment. This has been cross referenced to the relevant policy / objective in the Development Plan.
Clarify the extent to which recommendations have been included in the Plan.	Chapter 2 of this SEA Statement clearly identifies where mitigation / recommendations have been taken on board in the final Plan.
The Draft Plan should include an objective to maintain a buffer zone around estuaries where possible and appropriate.	Noted. As stated, there are already a number of objectives in the Draft Plan to protect coastal areas. In addition, the Council has identified lands around Malahide/Broadmeadow, Rogerstown and Baldoyle estuaries and around Sluice River Marsh and the Bog of the Ring as ecological buffer zones. See Section 5.2 of the Written Statement and the Development Plan map – Green Infrastructure Sheet 15.
Have wildlife corridors been mapped and does the plan afford them protection.	The Council has identified and mapped the key elements of the County's strategic green infrastructure on the Development Plan maps. This includes the Fingal Ecological Network of: Core Biodiversity Conservation Areas: Ramsar sites, Natura 2000 sites (SACs and SPAs), NHAs, Statutory Nature Reserves, Refuges for Fauna, Annex I habitats outside designated sites, habitats of protected or rare flora Ecological Buffer Zones and Nature Development Areas. In addition, the plan includes a number of policies directly protecting ecological corridors, e.g. GI27 and GI28.
To what extent have measures on page 136 been incorporated into the Draft Plan.	T021 states the following: Any new public transport routes on greenfield sites to be subject to constraint studies, route selection and environmental assessment. The site user and visitor number recommendation has not been included.
Clarify if objective AH35 has been amended.	AH35 has not been amended; however, it is noted that a new overarching objective requiring AA has been included at the front of the chapter. Objectives AH37 to 39 inclusive also address the issue of sustainable access. See also RR08
Clarify if a specific objective has been included to ensure that ecologists are engaged.	Objective BD09 requires that suitably qualified ecologists carry out AA.
Clarify if recommendations for Urban Infill have been incorporated	Recommendation have not directly been integrated into this objective; however, the Plan contains several objectives and references throughout which contribute to achieving this recommendation, e.g. Objective BD04.

Summary of Comment	How this was Taken on Board in Final Plan
<p>Need for EIA should be highlighted the same as AA. Policy / objective should be included to ensure LAPs are subject to AA and SEA.</p>	<p>As with AA, EIA and SEA are required by legislative provision. The decision was taken to include specific objectives and text for AA because enforcement of the legislation is relatively new and there is much confusion about requirements. It is anticipated that as the process becomes more familiar and accepted, like SEA and EIA, there will not be the same need to reference AA specifically.</p> <p>While a specific objective has not been added to the Written Statement, text has been included in Section 1.1 (Fulfilling the Requirements of the Habitats Directive) as follows: <i>This applies to all plans including the Development Plan, Local Area Plans, Variations to the Development Plan, Masterplans, Urban Design Frameworks and Strategies etc.</i></p>
<p>Has recommendation to undertake route selection for Rush Western Bypass been incorporated into the Plan.</p>	<p>Rush Western Bypass is shown as an indicative line on Development Plan Maps. It will require an EIA as part of the process which will include alternatives.</p>
<p>Clarify if MD6B.1 for a marina at Rush has been removed from the Plan.</p>	<p>The objective has been retained with the following alterations to text: <i>Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on Natura 2000 sites and species protected by law. The potential for such developments to result in direct and indirect negative impacts on Natura 2000 Sites will be subject to screening for assessment under the Habitats Directive.</i></p>
<p>Chapter 10 Mitigation and Monitoring</p>	
<p>Clarification on the extent to which SEA / AA recommendations have been included in the Draft Plan.</p>	<p>The SEA and AA processes were carried out in parallel with the Plan-making process. The comments presented in the AA and SEA were discussed and in some cases addressed as part of the initial draft. It is considered that the Draft Plan represents a stage in the iterative process of assessment and comment. The Plan Team have reviewed all of the SEA / AA comments, along with the submissions received as part of the public consultation and have addressed many of them in the subsequent Material Amendments put on public display in December 2010 and January 2011. Chapter 2 of this SEA Statement clearly identifies where mitigation / recommendations have been taken on board in the final Plan.</p>
<p>Requirement for AA is highlighted in a number of places but the requirement for SEA / EIA has not. This should be addressed.</p>	<p>As with AA, EIA and SEA are required by legislative provision. The decision was taken to include specific objectives and text for AA because enforcement of the legislation is relatively new and there is much confusion about requirements. It is anticipated that as the process becomes more familiar and accepted, like SEA and EIA, there will not be the same need to reference AA specifically.</p>

Summary of Comment	How this was Taken on Board in Final Plan
Define monitoring frequency.	The statutory Manager's Report on progress in achieving objectives of the Development Plan, takes place two years after the adoption of the Plan and "shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the plan". If an objective or policy is having a significant adverse effect a variation may be considered during the lifetime of the Plan. It is largely the responsibility of Fingal County Council to undertake the monitoring and to interpret the monitoring data relevant to Fingal and to ensure new studies recommended in the Environmental Report are undertaken.
Consideration should be given to including targets and indicators for contaminated land; GHG emissions; and dwellings to be connected to WWT.	Noted.
DEPARTMENT OF THE ENVIRONMENT HERITAGE AND LOCAL GOVERNMENT	
Recommended that text in Chapter 6 on demolition of structures of architectural heritage merit is reviewed and revised. Clarification sought on specification Fingal will seek for planning application including demolition of a protected structure. Recommended that text in AH14 be revised.	Clarification text has been added to Chapter 6 as recommended. See section on Record of Protected Structures. Objective AH14 now reads as follows: <i>Encourage the sympathetic and appropriate reuse, rehabilitation and retention of Protected Structures seeking that the Protected Structure is conserved to a high standard, and the special interest, character and setting of the building preserved. In certain cases the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the Protected Structure where the use proposed is compatible with the existing structure and this will only be permitted where the development is consistent with conservation policies and the proper planning and sustainable development of the area.</i>
Recommended that text in AH15 be revised.	Suggested changes have been made to this objective.
Table BD01 on page 158 shows Rockabill Island as being a Statutory Nature Reserve. This is not in fact the case.	Noted.
Clarification on whether all objectives including map based objectives have been assessed as part of the SEA.	All objectives including map based objectives have been assessed as part of the SEA.
Clarification on whether all objectives including map based objectives have been assessed as part of the AA.	All objectives including map based objectives have been assessed as part of the AA.

Summary of Comment	How this was Taken on Board in Final Plan
<p>More detail expected in AA where certain plans or projects are mentioned that are site specific and are known to have the potential to impact on a Natura 2000 site, e.g. new water supply for Dublin region, new walkways, new wastewater treatment plan.</p>	<p>The recommendations and comments included in both the SEA and AA reflect the level of detail presented in the Plan. In cases such as walkways / cycleways, etc. no routes have been developed. The SEA has therefore highlighted the need for route selection and AA screening, e.g. Fingal Coastal Way. The Water Supply Strategy for the Dublin Region has undergone a full SEA and AA process and this has not been repeated as part of the assessment for the Fingal Development Plan; however mention will be made in the AA for completeness. No location has been chosen for the Regional Waste Water Treatment Plant; therefore, it is not possible to assess potential impacts at this time.</p>
<p>DEPARTMENT OF COMMUNICATIONS, ENERGY AND NATURAL RESOURCES</p>	
<p>No comments.</p>	<p>N/A</p>

The remaining submissions and observations made in relation to the Draft Plan, SEA Environmental Report and Natura Impact Statement broadly covered the following key topics:

- Specific proposals for insertion of Local Objectives/Specific Objectives onto Map Sheets, including for One-Off Houses, Residential and other types of specific development;
- Specific proposals to reinstate Local Objectives/Specific Objectives that had been deleted from the Draft Plan;
- Comments noting support for certain Local Objectives;
- Rezoning requests to accommodate alternative development types/densities;
- Submissions to advance specific development proposals;
- Requests to amend the types of land uses permitted in certain zoning types;
- Comments on the need for Local Area Plans in certain areas or alternately requests to remove the requirement for Local Area Plans in certain areas;
- Need for better coordination between development and the delivery of infrastructure;
- Issue of maintenance of housing estates;
- Requests to relax the policy within airport noise zones;
- Objections to proposed route for Swords Western By-Pass;
- Requirement for footpaths in certain areas;
- Noted that SEA identified issues in relation to FP (Food Park) zoning (i.e. encroachment of the 30m riparian buffer). Plan needs to take this into account;
- Specific comments on provision of car parks and road access in certain areas;
- Comments on provision of cycling and pedestrian routes;
- Comments regarding school provision requirements and locations;
- Comments on need to support key industries in the County, e.g. horticulture;
- Provision of open space;
- Need to promote sustainable development and associated infrastructure/facilities; and
- Specific comments regarding need to promote and protect tourism potential at valuable sites in the County.

As can be seen by the topics covered most of the submissions received were related to specific aspects included in the Plan itself rather than on the content of the SEA Environmental Report and Natura Impact Statement documents. Relevant submissions on the Draft Plan were reviewed by the SEA and AA Team and, where considered necessary, proposed amendments to the Plan were recommended in the form of rewording of policies and objectives.

It should be noted that the list above is not exhaustive and that all of the issues contained within the submissions received were summarised in the Manager's Report prepared in September 2010. Any proposed amendments made to the Plan in response to these submissions were also detailed therein. The September 2010 Manager's Report, which contains a summary of the key issues in the submissions received and the proposed amendments to the Plan arising as a result of these submission is available for review on the Fingal County Council website under Planning.

3.1.3 Material Amendments to the Draft Plan and SEA / AA Screening

Amendments made to the Draft Plan following the April 2010 to June 2010 period of public display were screened for the need for full SEA or AA in order to determine if significant impacts would arise as a result of their inclusion. This information was presented, along with the amendments, to the Elected Members for their consideration before a further period of public display in December 2010 and January 2011. Councillor's motions were also screened at this stage (see **Appendix A** for Screening Report).

Based on the screening exercise for SEA and AA, the Planning Authority determined, in accordance with the requirement of Section 12 (7)(aa) of the Planning and Development Act 2000 (as amended), that the likely significant effects on the environment of implementing the proposed amendments, or material alterations, to the Draft Plan were not such that they required either further Strategic Environmental Assessment or Appropriate Assessment, as per the requirements of the relevant Directives.

Submissions and observations were received in relation to the Material Amendments and the SEA / AA Screening Report following close of the consultation period. The submissions covered both the Draft Plan Written Statement and the associated Maps. A total of 275 submissions were received on the Material Amendments. These included submissions from members of the public, government bodies, NGOs and statutory consultees.

Submissions received from the EPA, DEHLG and DCENR and the specific issues raised by these statutory consultees are addressed below.

Statutory Consultees	Summary of Comment	How this was Taken on Board in Final Plan
Environmental Protection Agency	It is noted that a number of the proposed amendments, as identified in Section 2.11 Sheets/Maps of the SEA/HDA Screening Statement, have screening conclusions which identify potential for negative environmental impacts, e.g. proposed local objectives in Rush, Donabate, and Skerries, having potential to impact on Rogerstown Estuary. In finalising and adopting the Plan, these determinations should be taken into account.	The conclusions of the SEA/HDA Screening Statement were fully incorporated into the Manager's Report that was provided to the Elected Members in advance of consideration of the proposed amendments. Therefore, these conclusions were considered prior to the proposed Amendments being placed on public display. Also, the potential for negative impacts from certain amendments was reiterated during the meetings held on March 22 and March 23, 2011 during which the proposed amendments were either rejected or confirmed by

		the Elected Members. This allowed these considerations to be fully taken into account by the Elected Members prior to the final decision making process.
	There is also a need to fully take into account the overall potential for cumulative and in-combination effects of the proposed Amendments in relation to other Plans, Programmes and Projects being undertaken both within and surrounding the Plan area.	Noted. These potential impacts were considered during SEA/HDA screening process.
	Also, a number of specific comments were received on the proposed Material Amendments.	These specific comments were considered by the Plan Team and, where considered appropriate, these have been taken on board in the Final Plan.
Department of the Environment Heritage and Local government	Comments on the required content of the Core Strategy and reference to Circular published by the DEHLG in November 2010. Suggests that a variation to the Plan be considered in order to accommodate requirements under the new Planning and Development Act 2010. Also commented on the text regarding when demolition of a Protected Structure would be considered.	The Core Strategy was revised in line with the requirements of the DEHLG. Clarification was made to the wording of the text in Section 6.3 on Protected Structures.
Department of Communications, Energy and Natural Resources	Seeking clarification on AA; Requested change to Objective BD11 by adding reference to associated habitats and species. Requested rewording of Objective BD29 to refer to “and where relevant Appropriate Assessment Screening” rather than “Appropriate Assessment Screening as appropriate”.	Requested amendment BD11 has been included. In relation to the other issues raised the Plan already contains a section dedicated to AA and Fingal’s obligations under the relevant legislation. No additional changes were considered necessary.

The remaining submissions and observations made in relation to the Draft Plan, SEA Environmental Report and NIS broadly covered the following issues:

- Rezoning of lands;
- Amendments to Local Objectives;
- Requests for new local objectives;
- Holmpatrick Masterplan lands;
- Provision of one off housing;
- Provision of adequate and appropriate service infrastructure in advance of planning;
- Inclusion of Reference to *Planning System and Flood Risk Management Guidelines* (DoEHLG/OPW 2009);
- Requirement for SEA / AA of plans, Masterplans, etc.;

- Protection of environmental sensitivities and ecological corridors; and
- Development of St. Itas.

A detailed explanation of how these submissions have been taken into account in the Plan is provided in the Manager's Report from February 2011.

4 REASONS FOR CHOOSING THE PREFERRED ALTERNATIVE

In line with the requirements of the SEA Directive and the corresponding implementing Irish legislation (S.I. 436 of 2004), consideration was given to reasonable alternatives for delivery of the new Fingal Development Plan 2011-2017. It is noted that as a statutorily required Plan under the Planning and Development legislation, the “zero” option of no new Plan was not explored as this was not considered reasonable. The SEA Environmental Report explored three alternatives as follows:

- Alternative 1: Consolidated growth around settlement hierarchy focusing on public transport;
- Alternative 2: Consolidated growth within existing settlements; and
- Alternative 3: Dispersed growth around existing settlements.

Table 4.1 provides a summary evaluation of the three alternatives under the main SEA topic headings when measured against the Strategic Environmental Objectives contained in the Environmental Report.

Table 4.1: Summary Evaluation of Alternatives

	BFF	P/HH	S	W	AC	CH	L	MA	Comment
Alternative 1	0	+	-	0	+	0	+	+	Generally positive
Alternative 2	+	+	+	0	-	+	+	+	Generally positive
Alternative 3	-	-	-	-	-	0	-	0	Generally negative

For the purposes of these assessment plus (+) indicates a potential positive impact, minus (-) indicates a potential negative impact, plus/minus (+/-) indicates that both positive and negative impacts are likely or that in the absence of further detail the impact is unclear, and a neutral or no impact is indicated by 0.

BFF: Biodiversity, Flora and Faunal; P/HH: Population and Human Health; S: Soils; W: Water; AC: Air and Climate; CH: Cultural Heritage; L: Landscape; MA: Material Assets

Alternatives 1 and 2 were generally considered to be positive or neutral while Alternative 3 was generally considered to be negative. In order to address some of the negatives and neutrals recorded in Alternatives 1 and 2, key elements of the two alternatives were combined to provide a more robust alternative which has been taken forward as the Preferred Alternative.

The key elements of this combination are that while brownfield and infill development is encouraged in the metropolitan area, it is not encouraged on an even basis throughout the County. While this may increase the potential for a higher quantum of greenfield development to occur, this is directed towards transport corridors so as to mitigate the impact on air quality and climate. The impact on landscape and biodiversity is likely to be neutral. Brownfield development is encouraged in the metropolitan area, as the preferred development location, even in advance of strategic public transport investment. The preferred alternative is summarised below.

The Regional Planning Guidelines direct the majority of growth in Fingal to the metropolitan area, which reflects the established synergy between the established transportation network and concentration of the main settlements in this area. This directs populations to locations where they have access to facilities and alternatives to private transport, as well as the need to ensure that investment in public transport infrastructure can be supported by sustainable population levels. The greatest synergy between transport infrastructure, and services infrastructure delivery is on the Metro North economic corridor. Development on this corridor would facilitate synergy between the airport

and development to the north and south and thus is considered to have a significant role in developing the County's economy.

Under a public transport delivery scenario, the emphasis of development is directed to settlements on public transport corridors, so as to support the delivery of key public transport routes, and where development is phased in accordance with water infrastructure implementation. However, where public transport infrastructure is not progressed in the short-term, the development of brownfield sites (only) is considered acceptable, in advance of delivery.

The eastern commuter corridor, while promoting sustainable travel, does have restricted capacity related to the need for an Interconnector, which is a governmental objective under Transport 21. Therefore, while there is an established rail line, there is not significant capacity to improve mobility choice, and reduce environmental impact. Thus, Donabate, Malahide and Portmarnock play a secondary but complementary role in this alternative. Having regard to the cumulative environmental constraints on the coastal zone, and the potential impact of climate change in this area, new development zonings are not encouraged in these centres. Brownfield development will be encouraged in these centres under the Preferred Alternative.

The Blanchardstown area is well-served by a heavy rail commuter line (Castleknock/Coolmine/Clonsilla) and QBCs, but does not have a dedicated direct rail link. The commuter rail line forms part of a wider service, continuing to Maynooth and does not serve the Blanchardstown Centre or the newer housing areas of Tyrellstown or Ongar. Metro West is likely to have a significant positive effect on the way people travel in the metropolitan area, and is therefore supported. However, it is acknowledged that in phasing terms it is behind Metro North, and cannot be anticipated to play a role as a short-term solution. Water services in Blanchardstown and the Southern Fringe area drain to Ringsend, which is limited in capacity. Addressing this capacity constraint is of critical importance for implementing the Plan strategy.

Development within the metropolitan area is therefore focused in addressing growth in the Major Town Centres in the County (Blanchardstown and Swords) and their associated key transport corridors. However, it is noted that significant single-use land banks, inherited from the previous plan do present a challenge for achieving sustainable development, by reason of generating trips by the segregation of uses.

This scenario does not allow for speculative commercial development in association with the potential development of a deep water port in the vicinity of Bremore, in recognition that its location may not be in the County. It is considered that any potential pressure for residential development can be accommodated within the Major Town Centre of Balbriggan (which has wastewater capacity).

Environmental considerations relating to the preferred alternative can be summarised as follows:

- While there is a presumption against greenfield development the preferred alternative does provide for some greenfield development in the vicinity of transport corridors. There is therefore a potential negative impact on biodiversity, landscape, soil and water; however, a correlation between future development and public transport travel modes will have a neutral to positive impact on air and climatic factors, due to the reduction in emissions associated with road network expansion and low growth in use of private vehicles.
- Consolidation of growth largely within previously identified limits by encouraging infill rather than greenfield development and by intensification at appropriately identified locations will offer benefits, e.g. provision of services such as waste and water in a more coordinated manner.
- Metro North to Dublin Airport will reduce traffic impact and noise/air emissions arising from transport movements and access to and from the terminals.

- Focus of development into corridors (e.g. Metro North Economic Corridor), and brownfield sites constrains settlement envelopes, largely protecting green belts, amenities, and environmental sites. While some localised negative impacts are likely within the corridors, benefits will be achieved for biodiversity, flora and fauna, and air/climatic factors by protecting open space and greenbelt areas.
- Development will be made dependent on provision of adequate wastewater facilities thereby protecting groundwater resource from pollution.
- Projects with the potential for likely significant negative impacts on Natura 2000 sites, e.g. ports, marinas, etc., will require screening for Appropriate Assessment under the Habitats Directive. Such developments will only be permitted where it can be shown that they will not negatively impact on the integrity of these protected sites.
- There may be potential for a negative impact on cultural heritage where all development is focused on existing urban centres, and where existing development, including historic building stock, needs to be redeveloped at higher densities.
- There is potential for neutral to negative impact on material assets (i.e. retail and commercial function of existing settlements) through constraints on development on nearby or adjacent greenfield sites, which would promote investment and renewal in existing settlements.

The Regional Planning Guidelines direct the majority of growth in Fingal to the metropolitan area, which reflects the established synergy between the established transportation network and concentration of the main settlements in this area. This directs populations to locations where they have access to facilities and alternatives to private transport, as well as the need to ensure that investment in public transport infrastructure can be supported by sustainable population levels.

Planning considerations relating to the preferred alternative can be summarised as follows:

- Swords to be developed as a Major Centre/ County Town.
- Development permitted around Metro stops.
- High density development focused in and around settlements on transport corridors.
- Greenfield development restricted outside transport corridors and designated settlements.
- Regional population targets for County accommodated in lands zoned along corridors and in brownfield sites.
- Investment is encouraged on brownfield sites in Blanchardstown and Swords.
- Economic/employment focused on new transport/economic corridors.
- Growth in towns on coastal corridor in metropolitan area is limited.
- Growth outside the metropolitan area is focused on zoned lands in Balbriggan.
- The potential development of a deep water port provides localised stimulus to economy in the area of Balbriggan.

5 MONITORING

Article 10 of the SEA Directive (2001/42/EEC) requires Member States to monitor the significant environmental effects of the implementation of plans, *“in order, inter alia, to identify at an early stage unforeseen adverse effects to be able to undertake appropriate remedial action”*. The primary purpose of monitoring is to cross-check significant environmental effects which arise during the implementation stage against those predicted during the Plan preparation stage.

The Directive leaves considerable flexibility to Member States in deciding how monitoring shall be arranged; however, it is generally agreed that a mixture of “quantitative and qualitative” indicators are required. The Directive recognises that the monitoring does not necessarily require new research activity and that existing sources of information can be used. In addition, monitoring can be used to identify any information gaps and/deficiencies that were identified as part of the SEA process. Furthermore, Government Guidelines state that monitoring should concentrate on the likely significant effects identified in the Environmental Report (DEHLG, 2004).

Monitoring will be based around the SEA Environmental Objectives, Targets and Indicators. The Objectives, Targets and Indicators for the various environmental topics are set out below in **Table 5.1**. The Indicators chosen are at a level which is relevant to the Plan and are collated and reported on by a variety of government agencies including the EPA, NPWS, Office of Public Works (OPW) and ERBD.

Monitoring proposals must concentrate on likely significant environmental effects, which have been identified in the Environmental Report and the measures identified as necessary to prevent, reduce, or offset any significant adverse effects. The indicators/monitoring will act as an early warning sign so that appropriate remedial action is undertaken.

Responsibilities and Frequency of Reporting

The statutory Manager’s Report on progress in achieving objectives of the Development Plan, will be published two years after the adoption of the Fingal Development Plan 2011-2017 and, *“shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the plan”*. If an objective or policy is having a significant adverse effect, a variation may be considered during the lifetime of the Plan. It is largely the responsibility of Fingal County Council to undertake the monitoring and to interpret the monitoring data relevant to Fingal and to ensure new studies recommended in the Environmental Report are undertaken.

Table 5.1: Objectives, Targets and Indicators for Monitoring of the Fingal Development Plan

Objectives	Targets	Indicators	Source / Responsibility / Frequency
<p>Objective 1 Biodiversity Flora and Fauna Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species</p>	<ul style="list-style-type: none"> • No planning permissions granted within 100m of the boundary of a designated site. • All actions of the Fingal Biodiversity Action Plan to be achieved by 2017. • No loss of locally rare /distinctive species/habitats. • No net loss of green linkages established under Green Infrastructure Plan/Strategy • No loss of designated sites 	<ul style="list-style-type: none"> • Number of developments receiving planning permission within 100m of the boundary of a designated site • Number of actions achieved in Biodiversity Action Plan • Number of sites containing locally rare/distinctive species/habitats. • Area of new green infrastructure established • Number of planning permissions with biodiversity conditions 	<p>Fingal Co. Co.: Planning, Heritage Officer, Biodiversity Officer.</p> <p>Initial monitoring will take place two years after the adoption as part of the Manager's Report on progress.</p>
<p>Objective 2 Population, Human Health Provide high-quality residential, working and recreational environments and sustainable transport</p>	<ul style="list-style-type: none"> • Appropriate mix of tenure types (including social housing) in all new developments. The number of homes in private occupancy should not be less than 80% of all tenures in a new development. • Provide 20 childcare places per 75 units • Decrease in journey time and distance travelled to work during the lifetime of the plan • All granted planning applications for new residential developments of more than 5 houses to be accompanied by a design statement • Sufficient number of school sites zoned during the lifetime of the plan to accommodate resident school going children. • All new homes to be built within <ul style="list-style-type: none"> ○ 100m of a pocket park ○ 1km of a park in excess of 2 ha ○ 1km of commercial facilities • Increase the % of Fingal residents working in Fingal. 	<ul style="list-style-type: none"> • Distance and mode of transport to work. • Ratio of houses in county to total childcare places provided. • % of planning applications granted for new residential developments that are accompanied by a design statement • Number of new homes built within <ul style="list-style-type: none"> ○ 100m of a pocket park ○ 1km of a park in excess of 2 ha ○ 1km of commercial facilities • Number of school sites zoned. • % of employed both living and working in Fingal 	<p>Fingal Co. Co.: Housing, Planning (with input from Fingal Childcare Committee), Parks and Community.</p> <p>Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>

Objectives	Targets	Indicators	Source / Responsibility / Frequency
<p>Objective 3 Soil Protect the function and quality of the soil resource in Fingal</p>	<ul style="list-style-type: none"> No land reclamation permits 	<ul style="list-style-type: none"> Number of land reclamation permits issued 	<p>Fingal Co. Co.: Environment. Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>
<p>Objective 4 Water Protect and where necessary improve water quality and the management of watercourses and groundwater to comply with the standards of the Water Framework Directive objectives and measures and all water, habitat and fisheries based legislation including the Urban Wastewater Treatment Directive, the Freshwater Fish Directive etc.</p>	<ul style="list-style-type: none"> Implementation of the Programme of Measures identified under the ERBD River Basin Management Plan. Comply with the latest EPA Guidance on Septic Tanks and On-site Treatment Systems Upgrade all treatment plants to comply with all legislation including the UWWTD Comply with the recommendations of the Fingal Groundwater Protection Scheme currently under preparation by the GSI 	<ul style="list-style-type: none"> % increase in waters achieving 'good status' as defined in the WFD Number of newly permitted Septic Tanks and On-Site Treatment Plants not in compliance with guidelines. % of PE discharging to treatment plants not fully in compliance with the UWWTD. Number of planning permissions granted in areas identified as 'vulnerable' under the Groundwater Protection Scheme. 	<p>EPA - Monitoring will be in 2013 as part of WFD interim review. Fingal Co. Co: Water Services and Planning. Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>
<p>Objective 5 Air Quality and climate Contribute to mitigation of, and adaptation to, climate change and air quality issues</p>	<ul style="list-style-type: none"> No new residential development within the areas identified as unsuitable in the Flood Risk Management Plans prepared for the County. No new residential development within the 1:1000 flood plain All new residential buildings granted planning permission within the lifetime of the plan to have a minimum A3 BER Rating All pre 1990 houses re-let by Fingal Co. Co. to have an improved BER rating Increase in the % of households granted planning permission within 500m of QBC within the lifetime of the plan Increase in the % households granted planning permission within 1 km of railway station 	<ul style="list-style-type: none"> Number of new residential developments permitted within the moderate risk zone (1:1000 to 1:100 year flood plain for river flooding and 1:1000 and 1:200 year flood plain for coastal flooding). Number of non water compatible developments permitted in the high risk zone (greater than 1:200 year event for coastal flooding and 1:100 year event for river flooding). Percentage of new residential buildings granted planning permission with minimum A3 BER rating Percentage of pre 1990 houses re-let by Fingal Co. Co. with improved BER rating % of households granted planning permission within 500m of QBC % of households granted planning permission within 1 km of railway station during the lifetime of the plan 	<p>FEMFRAMS Fingal Co. Co: Housing, Architects, Planning, Transportation, Water Services. Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>

Objectives	Targets	Indicators	Source / Responsibility / Frequency
<p>Objective 6 Cultural Heritage Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Fingal</p>	<ul style="list-style-type: none"> No impact on the fabric or setting of monuments on the Record of Monuments (RMP) by development granted planning permission No decrease in condition of monuments on land in ownership/control of Fingal Co. Co. No impacts on the architectural heritage value or setting of protected structures by development granted planning permission No protected structures to be demolished because of long term neglect and dereliction 	<ul style="list-style-type: none"> Number of monuments on the Record of Monuments (RMP), impacted by development granted planning permission Condition of monuments on land in ownership/control of Fingal Co. Co. Number of protected structures impacted by development granted planning permission. Number of protected structures that have been demolished because of long term neglect and dereliction Number of cultural heritage sites where public access has been provided 	<p>The Archaeological Survey monitoring programme, Ireland</p> <p>Buildings at Risk Register, Heritage Council Ireland.</p> <p>Fingal Co. Co.: Conservation Officer, Planning - Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>
<p>Objective 7 Landscape Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Fingal</p>	<ul style="list-style-type: none"> Maintain and enhance the character of the designated landscapes No new planning permissions granted within SAOO Areas during the lifetime of the plan. No development permitted which will result in avoidable impacts on the landscape No change in the character of the rural landscape No change in protected views No planning permissions granted that would have an effect on the integrity / continuity and / or setting of the inland waterways 	<ul style="list-style-type: none"> Number of developments granted planning permission within total rural area, and, specifically SAOO Areas Percentage of proposed dwellings/developments which contain within their planning permissions, and/or have carried out landscaping proposals as required by a condition of the planning permission The absolute no. and percentage change in the number of rural houses The absolute no. and percentage increase in the area given over to development sites in the rural area. Number of protected views lost through development The length of hedging removed measured within a representative area Number of planning permissions granted / refused that would have an effect on the integrity / continuity and / or setting of the inland waterways 	<p>Fingal Co. Co.: Biodiversity Officer, Heritage Officer and Planning.</p> <p>Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>

Objectives	Targets	Indicators	Source / Responsibility / Frequency
<p>Objective 8 Material Assets Make best use of existing infrastructure and promote the sustainable development of new infrastructure</p>	<ul style="list-style-type: none"> • No loss of prime agricultural land • Increased rates of brownfield site and land reuse and development over the lifetime of the plan • Decreased rate of greenfield development over the lifetime of the plan. • No non urban developments granted within 100 metres of coastline during the lifetime of the plan • Increase in the length in Km of coastal walkway developed over the lifetime of the plan • All beaches to comply with Bathing Water standards within the lifetime of the plan • Decrease in the % unaccounted for water over the lifetime of the plan • Decrease in the ratio of population to water available for human consumption over the lifetime of the plan 	<ul style="list-style-type: none"> • Area of prime agricultural land lost to development • Rates of brownfield site and land reuse and development; • Rates of greenfield development • Number of non urban developments granted permission within 100 metres of coastline • Number of beaches complying with bathing water standards • Length in Km of coastal walkway • % unaccounted for water • Ratio of population to water available for human consumption 	<p>Teagasc Corine Land Cover Project</p> <p>EPA</p> <p>Fingal Co. Co.: Planning, Heritage Officer, Water Services, Parks and Environment.</p> <p>Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>

6 ADDENDUM TO THE ENVIRONMENTAL REPORT

6.1 INTRODUCTION

This is the addendum to the Environmental Report for the Fingal Development Plan 2011-2017, hereafter referred to as the Plan. The addendum serves several purposes: a) to provide clarification and/or additional information following requests in the submissions received during the consultation period on the Draft Plan and Environmental Report; and b) to identify where the Environmental Report has been updated in response to submissions received during the public consultation period, with the exception of minor amendments, minor clarifications and typographical corrections. It should be noted that this document supplements and should be read in conjunction with the Environmental Report.

It should also be noted that the clarifications and additional information contained herein (shown in *italicised text*) have been provided in order to increase the usefulness of the document for the public and decision makers but are not to such an extent that it will require changes to the content or outcome of the assessment contained within the Environmental Report.

6.2 AMENDMENTS AND ADDENDA BY CHAPTER

6.2.1 Non-Technical Summary

Methodology

The following data gaps are identified for the Non-Technical Summary.

- *The Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) was completed in late March 2010; however, this did not afford sufficient time for review in relation to the Draft Plan. It will therefore be necessary to review the Draft Plan during the consultation period. Any amendments to the Draft Plan based on the outcome of this review will be brought forward for further consultation.*
- *Corine data relating to the period 2006 – 2009 not available.*
- *The GIS layers used to create the maps in the EPA's 'Climate Change: Scenarios and Impacts for Ireland' (2003) report were not available from either the EPA or the authors of the report.*
- *Management Plans for the relevant Natura 2000 sites in the Fingal administrative area were not available from the NPWS at the time of carrying out this assessment.*
- *Regional Planning guidelines for the Greater Dublin Area were under review during the compilation of the Draft plan.*

Review of Relevant Plans, Policies and Programmes

The following document is included in the list of key plans and programmes in this section:

Climate Change Strategy.

SEA Objectives, Targets and Indicators

*The SEA Objectives, Targets and Indicators proposed for the Fingal Development Plan 2011-2017 are presented in **Table 1.1**.*

Evaluation of the Development Plan Policies and Objectives

The following are added to the key issues list at the end of this section:

- *Protection of the landscape: and*
- *Protection of the soil resource.*

The following text is added to the end of this section:

The reader is also referred to Appendix 1 of the Environmental Report which contains a full assessment of all policies and objectives contained in the Draft Development Plan.

Mitigation and Monitoring

*The proposed monitoring programme is outlined in **Table 1.1**.*

Table 1.1: Objectives, Targets and Indicators for Monitoring of Implementation of the Fingal Development Plan

Objectives	Targets	Indicators	Source / Responsibility / Frequency
<p>Objective 1 Biodiversity Flora and Fauna Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species</p>	<ul style="list-style-type: none"> • No planning permissions granted within 100m of the boundary of a designated site. • All actions of the Fingal Biodiversity Action Plan to be achieved by 2017. • No loss of locally rare /distinctive species/habitats. • No net loss of green linkages established under Green Infrastructure Plan/Strategy • No loss of designated sites 	<ul style="list-style-type: none"> • Number of developments receiving planning permission within 100m of the boundary of a designated site • Number of actions achieved in Biodiversity Action Plan • Number of sites containing locally rare/distinctive species/habitats. • Area of new green infrastructure established • Number of planning permissions with biodiversity conditions 	<p>Fingal Co. Co.: Planning, Heritage Officer, Biodiversity Officer.</p> <p>Initial monitoring will take place two years after the adoption as part of the Manager's Report on progress.</p>
<p>Objective 2 Population, Human Health Provide high-quality residential, working and recreational environments and sustainable transport</p>	<ul style="list-style-type: none"> • Appropriate mix of tenure types (including social housing) in all new developments. The number of homes in private occupancy should not be less than 80% of all tenures in a new development. • Provide 20 childcare places per 75 units • Decrease in journey time and distance travelled to work during the lifetime of the plan • All granted planning applications for new residential developments of more than 5 houses to be accompanied by a design statement • Sufficient number of school sites zoned during the lifetime of the plan to accommodate resident school going children. • All new homes to be built within <ul style="list-style-type: none"> ○ 100m of a pocket park ○ 1km of a park in excess of 2 ha ○ 1km of commercial facilities • Increase the % of Fingal residents working in Fingal. 	<ul style="list-style-type: none"> • Distance and mode of transport to work. • Ratio of houses in county to total childcare places provided. • % of planning applications granted for new residential developments that are accompanied by a design statement • Number of new homes built within <ul style="list-style-type: none"> ○ 100m of a pocket park ○ 1km of a park in excess of 2 ha ○ 1km of commercial facilities • Number of school sites zoned. • % of employed both living and working in Fingal 	<p>Fingal Co. Co.: Housing, Planning (with input from Fingal Childcare Committee), Parks and Community.</p> <p>Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>

Objectives	Targets	Indicators	Source / Responsibility / Frequency
<p>Objective 3 Soil Protect the function and quality of the soil resource in Fingal</p>	<ul style="list-style-type: none"> No land reclamation permits 	<ul style="list-style-type: none"> Number of land reclamation permits issued 	<p>Fingal Co. Co.: Environment.</p> <p>Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>
<p>Objective 4 Water Protect and where necessary improve water quality and the management of watercourses and groundwater to comply with the standards of the Water Framework Directive objectives and measures and all water, habitat and fisheries based legislation including the Urban Wastewater Treatment Directive, the Freshwater Fish Directive etc.</p>	<ul style="list-style-type: none"> Implementation of the Programme of Measures identified under the ERBD River Basin Management Plan. Comply with the latest EPA Guidance on Septic Tanks and On-site Treatment Systems Upgrade all treatment plants to comply with all legislation including the UWWTD Comply with the recommendations of the Fingal Groundwater Protection Scheme currently under preparation by the GSI 	<ul style="list-style-type: none"> % increase in waters achieving 'good status' as defined in the WFD Number of newly permitted Septic Tanks and On-Site Treatment Plants not in compliance with guidelines. % of PE discharging to treatment plants not fully in compliance with the UWWTD. Number of planning permissions granted in areas identified as 'vulnerable' under the Groundwater Protection Scheme. 	<p>EPA - Monitoring will be in 2013 as part of WFD interim review.</p> <p>Fingal Co. Co.: Water Services and Planning. Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>
<p>Objective 5 Air Quality and climate Contribute to mitigation of, and adaptation to, climate change and air quality issues</p>	<ul style="list-style-type: none"> No new residential development within the areas identified as unsuitable in the Flood Risk Management Plans prepared for the County. No new residential development within the 1:1000 flood plain All new residential buildings granted planning permission within the lifetime of the plan to have a minimum A3 BER Rating All pre 1990 houses re-let by Fingal Co. Co. to have an improved BER rating Increase in the % of households granted planning permission within 500m of QBC within the lifetime of the plan Increase in the % households granted planning permission within 1 km of railway station 	<ul style="list-style-type: none"> Number of new residential developments permitted within the moderate risk zone (1:1000 to 1:100 year flood plain for river flooding and 1:1000 and 1:200 year flood plain for coastal flooding). Number of non water compatible developments permitted in the high risk zone (greater than 1:200 year event for coastal flooding and 1:100 year event for river flooding). Percentage of new residential buildings granted planning permission with minimum A3 BER rating Percentage of pre 1990 houses re-let by Fingal Co. Co. with improved BER rating % of households granted planning permission within 500m of QBC % of households granted planning permission within 1 km of railway station during the lifetime of the plan 	<p>FEMFRAMS</p> <p>Fingal Co. Co.: Housing, Architects, Planning, Transportation, Water Services.</p> <p>Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>

Objectives	Targets	Indicators	Source / Responsibility / Frequency
<p>Objective 6 Cultural Heritage Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Fingal</p>	<ul style="list-style-type: none"> • No impact on the fabric or setting of Monuments on the Record of Monuments (RMP) by development granted planning permission • No decrease in condition of monuments on land in ownership/control of Fingal Co. Co. • No impacts on the architectural heritage value or setting of protected structures by development granted planning permission • No protected structures to be demolished because of long term neglect and dereliction 	<ul style="list-style-type: none"> • Number of monuments on the Record of Monuments (RMP), impacted by development granted planning permission • Condition of monuments on land in ownership/control of Fingal Co. Co. • Number of protected structures impacted by development granted planning permission. • Number of protected structures that have been demolished because of long term neglect and dereliction • Number of cultural heritage sites where public access has been provided 	<p>The Archaeological Survey monitoring programme, Ireland</p> <p>Buildings at Risk Register, Heritage Council Ireland.</p> <p>Fingal Co. Co.: Conservation Officer, Planning - Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>
<p>Objective 7 Landscape Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Fingal</p>	<ul style="list-style-type: none"> • Maintain and enhance the character of the designated landscapes • No new planning permissions granted within SAOO Areas during the lifetime of the plan. • No development permitted which will result in avoidable impacts on the landscape • No change in the character of the rural landscape • No change in protected views • No planning permissions granted that would have an effect on the integrity / continuity and / or setting of the inland waterways 	<ul style="list-style-type: none"> • Number of developments granted planning permission within total rural area, and, specifically SAOO Areas • Percentage of proposed dwellings/developments which contain within their planning permissions, and/or have carried out landscaping proposals as required by a condition of the planning permission • The absolute no. and percentage change in the number of rural houses • The absolute no. and percentage increase in the area given over to development sites in the rural area. • Number of protected views lost through development • The length of hedging removed measured within a representative area • Number of planning permissions granted / refused that would have an effect on the integrity / continuity and / or setting of the inland waterways 	<p>Fingal Co. Co.: Biodiversity Officer, Heritage Officer and Planning.</p> <p>Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>

Objectives	Targets	Indicators	Source / Responsibility / Frequency
<p>Objective 8 Material Assets Make best use of existing infrastructure and promote the sustainable development of new infrastructure</p>	<ul style="list-style-type: none"> • No loss of prime agricultural land • Increased rates of brownfield site and land reuse and development over the lifetime of the plan • Decreased rate of greenfield development over the lifetime of the plan. • No non urban developments granted within 100 metres of coastline during the lifetime of the plan • Increase in the length in Km of coastal walkway developed over the lifetime of the plan • All beaches to comply with Bathing Water standards within the lifetime of the plan • Decrease in the % unaccounted for water over the lifetime of the plan • Decrease in the ratio of population to water available for human consumption over the lifetime of the plan 	<ul style="list-style-type: none"> • Area of prime agricultural land lost to development • Rates of brownfield site and land reuse and development; • Rates of greenfield development • Number of non urban developments granted permission within 100 metres of coastline • Number of beaches complying with bathing water standards • Length in Km of coastal walkway • % unaccounted for water • Ratio of population to water available for human consumption 	<p>Teagasc Corine Land Cover Project</p> <p>EPA</p> <p>Fingal Co. Co.: Planning, Heritage Officer, Water Services, Parks and Environment.</p> <p>Initial monitoring will take place two years after the adoption as part of Manager's Report on progress.</p>

The following text is added to the end of the section on Mitigation and Monitoring:

During the SEA and AA, mitigation measures have been proposed to address negative impacts identified in the assessments. The mitigation measures arising from the SEA / AA are outlined in Table 1.2.

Table 1.2 Mitigation Measures arising out of the SEA and AA processes

Appropriate Assessment Mitigation
<p><i>New Objectives: It is proposed that the following Objective is inserted into the Section entitled “Fulfilling the Requirements of the Habitats Directive” in Section 1.1 of the Plan: “Ensure that all activity in the County that might impact negatively upon the conservation objectives of Natura 2000 Sites, will be subject to Habitats Directive Assessment Screening.” This commitment should also be repeated in Chapters 2, 4, 5, 8 and 9 of the Plan.</i></p>
<p><i>Chapter 5, Section 5.2: “Where an Objective of the Plan includes reference to the future adoption of any plans, programmes, strategies, frameworks, masterplans, LAPs, etc.; Fingal County Council will ensure that these have undergone Habitats Directive Assessment Screening, and they will only be implemented once it has been established that any negative impacts on Natura 2000 Sites can be avoided or mitigated. Where the adoption of these plans, programmes, strategies, etc, results in the implementation of projects, Fingal County Council will ensure that these projects, whether or not they are subject to planning permission, are also subject to HDA Screening.”</i></p>
<p><i>Chapter 1; Objective Donabate 3, to: “Develop a continuous network of signed pathways around Donabate Peninsula and linking the Peninsula to Malahide and Rush via the Rogerstown and Malahide estuaries whilst ensuring the protection of designated sites.”</i></p> <p><i>Should be amended to:</i></p> <p><i>“Develop a continuous network of signed pathways around Donabate Peninsula and linking the Peninsula to Malahide and Rush via the Rogerstown and Malahide estuaries whilst ensuring the protection of designated sites through HDA Screening.”</i></p>
<p><i>Chapter 1; Objective Rush 9, to: “Prepare and implement the Rogerstown Estuary Management Plan”</i></p> <p><i>Should be amended to:</i></p> <p><i>“Prepare and implement the Rogerstown Estuary Management Plan, and subject the Management Plan to Habitats Directive Appropriate Assessment prior to its adoption.”</i></p>
<p><i>Chapter 1; Objective Skerries 7, to: “Promote the development of marine sports and recreational facilities in Skerries, subject to the identification of suitable location and the feasibility of developing such facilities in keeping with the character of the built and natural environment and coastal amenities of the town of Skerries, in consultation with the local community.”</i></p> <p><i>Should be amended to:</i></p> <p><i>“Promote the development of marine sports and recreational facilities in Skerries, subject to the identification of suitable location and the feasibility of developing such facilities in keeping with the character of the built and natural environment and coastal amenities of the town of Skerries, in consultation with the local community and subject to Habitats Directive Appropriate Assessment including consideration of the possibility of indirect impacts on the Conservation Objectives of Skerries Islands SPA and of Rockabill SPA. .”</i></p>
<p><i>Chapter 4, Objective TO1, to: “Support the sustainability principles set out in the National Spatial Strategy, the Dublin Transportation Office’s A Platform for Change 2000-2016, the Regional Planning Guidelines for the Greater Dublin Area and the document ‘Smarter Travel, A Sustainable Transport Future 2009 – 2020’ and ensure that land use and zoning are integrated with transportation, especially along public transport corridors/nodes and at accessible urban sites.”</i></p> <p><i>Should be amended to:</i></p> <p><i>“Support the sustainability principles set out in the National Spatial Strategy, the Dublin Transportation Office’s A Platform for Change 2000-2016, the Guidelines for Planning Authorities, Appropriate Assessment of Plans and Projects in Ireland, the Regional Planning Guidelines for the Greater Dublin Area and the document ‘Smarter Travel, A Sustainable Transport Future 2009 – 2020’ and ensure that land use and zoning are integrated with transportation, especially along public transport corridors/nodes and at accessible urban sites.”</i></p>

Chapter 4, Objective WQ4, to: *“Protect existing riverine wetland and coastal habitats and where possible create new habitats to maintain naturally functioning ecosystems.”*

Should be amended to:

“Protect existing riverine wetland and coastal habitats and where possible create new habitats to maintain naturally functioning ecosystems, whilst ensuring they do not impact negatively on the conservation objectives of any Natura 2000 sites.”

Chapter 5, Objective CT19 *“Plan and develop the Fingal Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant impacts on Natura 2000 sites and species protected by law.”*

Should be amended to:

“Investigate the feasibility of developing the Fingal Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on Natura 2000 Sites and on species protected by law.”

Sheet No 5 (Skerries), Objective SK1. *“Prepare a Masterplan for the harbour area incorporating mixed-use development including community/recreational and marina/water sports facilities with improved accessibility and enhanced off-street car-parking.”*

Both the Skerries Islands SPA and Rockabill SPA are designated on the basis of their breeding seabird populations. Rockabill in particular is an Internationally Important site that also enjoys National ‘Refuge for Fauna’ status. Seabirds feed over a wide area of the sea around these designations and there is therefore a relatively high risk of indirect impacts on these SPAs if these seabird feeding areas suffer any negative impact. Hence, it is considered that an amendment is required to the following Objective making specific reference to this potential and for the requirement for HDA screening of the proposed Masterplan. Hence, this Objective should be amended to read:

“Prepare a Masterplan for the harbour area incorporating mixed-use development including community/recreational and marina/water sports facilities with improved accessibility and enhanced off-street car-parking. With regard to watersports, the Masterplan will also, through the HDA process, take full account of the important seabird colony SPAs that exist in the vicinity of Skerries”

Sheet No 6B (Rush) MD 6B.1: *“Develop a marina and auxiliary and associated facilities designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on the Natura 2000 sites and species protected by law.”*

This Objective proposes the development of a Marina within the boundary of both Rogerstown Estuary cSAC and Rogerstown Estuary SPA. It is considered highly likely that project-level HDA would conclude that such a development would have unacceptable negative impacts on the conservation objectives of these Natura 2000 sites. Based on a hierarchy of mitigation, avoidance is considered the best approach in this case. It is therefore recommended that this Objective should not be included in the Plan. Should any consideration be given to its inclusion, the need for Appropriate Assessment Screening should be included in the objective.

Sheet 7 (Donabate and Portrane), Objectives 150 and 151 are worded identically and discuss the proposed development of Donabate Southern bypass, the proposed route of which runs close to the boundaries of both Rogerstown Estuary SPA and Rogerstown Estuary cSAC. An amendment to include for HDA screening of the proposed road is recommended for both Objectives, 150 and 151, as follows:

“Development in the area shall be conditional on the satisfactory outcome of the detailed topographical, hydrological and visual/landscape/environmental impact assessments. The layout and design of the future residential area shall provide for visual mitigation measures including substantial set backs from the road boundaries (Hearse Road & Coast Road & Balcarrick Road). The route of the Donabate Southern bypass shall be conditional on the satisfactory outcome of detailed topographical, and visual/landscape impact assessments in tandem with these assessments a Traffic Management Plan shall be prepared for the town centre. The Coast Road to continue to function only as a local service access with traffic management. Viewing lay-bys to be provided along the road. The area alongside the southwestern and southern boundaries including the River Pill and bridge to form part of the pedestrian walkway/wildlife area. An independent pedestrian walkway and wildlife area to be reserved along the railway embankment and alongside the southwestern and southern boundaries, to link with the Broadmeadow and the Malahide Estuaries, Newbridge Demesne and railway station. Natural/neutral colours to be used in building materials.”

Should be amended to read:

“Development in the area shall be conditional on the satisfactory outcome of the detailed topographical, hydrological and visual/landscape/environmental impact assessments including HDA Screening. The layout and design of the future residential area shall provide for visual mitigation measures including substantial set backs from the road boundaries (Hearse Road & Coast Road & Balcarrick Road). The route of the Donabate Southern bypass shall be conditional on the satisfactory outcome of detailed topographical, and visual/landscape impact assessments in tandem with these assessments a Traffic Management Plan shall be prepared for the town centre. The Coast Road to continue to function only as a local service access with traffic management. Viewing lay-bys to be provided along the road. The area alongside the southwestern and southern boundaries including the River Pill and bridge to form part of the pedestrian walkway/wildlife area. An independent pedestrian walkway and wildlife area to be reserved along the railway embankment and alongside the southwestern and southern boundaries, to link with the Broadmeadow and the Malahide Estuaries, Newbridge Demesne and railway station. Natural/neutral colours to be used in building materials.”

Sheet 7 (Donabate and Portrane), Objectives 155, proposes upgrading of the railway line that crosses both Rogerstown Estuary SPA and Rogerstown Estuary cSAC. Such upgrading could have negative impacts on the conservation of both Natura 2000 sites and an amendment to this Objective is therefore recommended as follows:

“Provide for the upgrade of the railway line and facilities to Donabate .”

Should be amended to read:

“Provide for the upgrade of the railway line and facilities to Donabate subject to HDA screening.”

Sheet 9 (Malahide / Portmarnock), Objective 181, is to: “Facilitate water based leisure activities.” This Objective refers to the inner part of Rogerstown Estuary, within the boundaries of both Rogerstown Estuary SPA and Rogerstown Estuary cSAC. It is not considered appropriate to include such an objective in the plan as its implementation would be highly likely to result in negative impacts on the conservation objectives of these two Natura 2000 sites. Based on a hierarchy of mitigation, avoidance is considered the best approach in this case. It is therefore recommended that this Objective should not be included in the Plan. Should any consideration be given to its inclusion, the need for Appropriate Assessment Screening should be included in the objective.

Sheet 9 (Malahide / Portmarnock), Objective 186, is to: “Accommodate marine based activity within the estuarine area and fringe to the west of the rail line at Bissetts Strand including boardwalk and berthing facilities whilst ensuring that the visual and environmental amenity of the area is protected.” This Objective refers to the inner part of Rogerstown Estuary, within the boundaries of both Rogerstown Estuary SPA and Rogerstown Estuary cSAC. It is not considered appropriate to include such an objective in the plan as its implementation would be highly likely to result in negative impacts on the conservation objectives of these two Natura 2000 sites. Based on a hierarchy of mitigation, avoidance is considered the best approach in this case. It is therefore recommended that this Objective should not be included in the Plan. Should any consideration be given to its inclusion, the need for Appropriate Assessment Screening should be included in the objective.

Sheet 10 (Baldoyle / Howth). Objective 337, is to: “Maintain and protect the public amenity of the beach and improve public access to the beach.” The beach in this area is included within the boundary of Baldoyle Bay SPA and improved access to the beach could potentially result in increased levels of disturbance to the birds which are the qualifying feature of the SPA. It is recommended that any Objective to increase access in this area should be preceded by a study to determine whether or not such a proposal would negatively affect the birds; this is best achieved through HDA screening. Hence, it is recommended that this Objective is amended as follows:

“Maintain and protect the public amenity of the beach and improve public access to the beach, provided such increased public access is shown, through the process of HDA screening to be compatible with the conservation objectives of Baldoyle Bay SPA.”

Sheet 10 (Baldoyle / Howth), Objectives 308 and 315 relate to the development of Racecourse Park at Baldoyle. This site lies adjacent to the boundaries of both Baldoyle Bay cSAC and Baldoyle Bay SPA and it is therefore important that any development in this area takes account of the potential for negative impacts on this area through the process of HDA. It is therefore recommended that Objective 315 is amended as follows:

“Develop the Racecourse Park subject to Appropriate Assessment Screening.”

Sheet 15 (Green Infrastructure 1), Objective GIM8, to: *“Provide new Regional Parks at the following locations: Baleally Lane, Moorestown/Oldtown (Swords), Baldoyle, and Dunsink.”* The proposed location of the Regional Parks at Baleally Lane and at Baldoyle are immediately adjacent of the boundaries of Rogerstown Estuary SPA and cSAC and Baldoyle Bay SPA and cSAC respectively and it is therefore important that any development in these areas takes account of the potential for negative impacts on these designations through the process of HDA. It is therefore recommended that Objective 315 is amended as follows:

“Provide new Regional Parks at the following locations: Baleally Lane, Moorestown/Oldtown (Swords), Baldoyle, and Dunsink subject to HDA screening.”

Chapter 1, Objective Portrane 5, to: *“Ensure the sensitive coastal estuarine area of The Burrow is adequately protected.”*

Should be amended to:

“Ensure the sensitive coastal estuarine area of The Burrow is adequately protected and is sustainable.”

Chapter 2, Objective EE76, to: *“Support the continuation and, where possible, expansion of marine fishing, aquaculture and mariculture enterprises in co-operation with relevant agencies and facilitate the development of onshore processing units, provided such developments are located in or adjacent to existing developed areas and are consistent with the land use zoning and nature conservation objectives of the area.”*

Should be amended to:

“Support the continuation and, where possible, expansion of marine fishing, aquaculture and mariculture enterprises in co-operation with relevant agencies and facilitate the development of onshore processing units, provided such developments are sustainable and are located in or adjacent to existing developed areas and are consistent with the land use zoning and nature conservation objectives of the area.”

Chapter 9 Zonings: Chapter 9 presents the Council's zoning policies and definitions. Zoning are illustrated spatially on the 'Zoning Map'. The purpose of zoning is to indicate the land use objectives for all the lands within the County. Zoning aspires to promote the orderly development of the County by eliminating potential conflicts between incompatible land uses, and to establish an efficient basis for investment in public infrastructure and facilities.

It should be noted that the portions of Natura 2000 Sites located below the high tide mark are not zoned on the Zoning map because these lie outside the remit of the Plan which ends at the high water mark. This includes the majority of the areas of Rogerstown Estuary cSAC, Rogerstown SPA, Malahide Estuary cSAC, Broadmeadows / Swords Estuary SPA, Baldoyle Bay cSAC and Baldoyle Bay SPA.

High Amenity Zoning: Most of the zoned land within Natura 2000 Sites and most of the land immediately adjacent to them is zoned as 'High Amenity'. This zoning allows the following to be 'Permitted in Principle':

Agricultural Buildings, Agri-Tourism, Bed and Breakfast, Burial Grounds, Carpark*1, Childcare Facilities*, Guest House*, Health Practitioner*, Holiday Home/Apartments*2, Home-Based Economic Activity*, Offices Ancillary to Permitted Use, Open Space, Residential*3, Restaurant/Café*4.*

** Where the use is ancillary to the use of the dwelling as a main residence.*

**1 Ancillary to permitted or existing use only.*

**2 Only allowed in situations where the development involves conversion of a protected structure.*

**3 Subject to conformance with the rural settlement strategy.*

**4 Ancillary to tourist facility and development involves conversion of a protected structure.*

Whilst there is potential for some of these forms of development to result in negative impacts on the conservation objectives of Natura 2000 sites should they be permitted, it is considered that the Council's commitments to HDA that are presented in the Draft Plan, including the amendments proposed in the HDA Report, will be sufficient to prevent inappropriate development from occurring within the boundaries of the Natura 2000 sites.

Other Zonings: Small areas of land immediately adjacent to Natura 2000 site boundaries (and therefore in locations where the risk of indirect impacts on the Sites is relatively high) are zoned 'Open Space' and 'Residential'. It is considered that the Council's commitments to HDA that are presented in the Draft Plan, including the amendments proposed in the HDA Report, will be sufficient to prevent inappropriate development in these areas.

Strategic Environmental Assessment Mitigation
<i>In relation to Open Space Objectives: While provision of open space is welcomed throughout the Fingal area, it is recognised that in some cases, particularly along the coast and along rivers that recreational uses may conflict with nature conservation objectives. It is therefore recommended that potential conflicts are avoided by directing people away from sensitive areas and that the commitments for protected areas and Appropriate Assessment in Chapter 5 of the Development Plan are taken into account.</i>
<i>In relation to Open Space Objectives: It is recommended that a commitment is included to as far as possible retain existing natural features such as exposing hedgerows and trees as part of open space provision.</i>
<i>In relation to all objectives and map based objectives: A commitment has been given to implementation of the measures included in the Eastern RBD River Basin Management in chapter 4 Physical Infrastructure of the Development Plan. The requirements for these measures will be applied when new infrastructure is being sited in order to reduce negative impacts on water. This will be particularly important for all local area objectives relating to one off houses which will require on-site waste water treatment systems.</i>
<i>New Objective for Water or Natural Heritage: It is recommended that a commitment is given to implement the more stringent objectives for water quality where differing water uses give rise to differing objectives e.g. Shellfish Waters within protected areas under the EU Water Framework Directive.</i>
<i>New Objective for Natural Heritage: It is recommended that a policy be included stating that Fingal will commit to the NPWS nature conservation objectives (generic or more specific conservation objectives if they become available) in management plans for each of the Natura 2000 sites within its boundaries.</i>
<i>Objective AH13; AH19; EE37; EE38: To ensure no negative impacts on roosting bats, demolition or renovation of protected structures, old or farm buildings should include a bat survey, by a suitably qualified bat specialist. All demolition or renovation works where bats have been identified will be conducted in full consultation with National Parks and Wildlife Service staff.</i>
<i>Objective BD7: An objective for the protection against invasive species is welcomed in the new Fingal Development Plan. The objective should however include for protection against garden centre invasive species also, and may include for the use of native local plant species in habitat recreation and landscaping.</i>
<i>Objective BD21: Suggest objective is re-worded to reference “.....Habitats Directive Assessment Screening.</i>
<i>Objective EE73: It is recommended that any development of ports, marinas and jetties is accompanied by a Habitats Directive Assessment, which includes cumulative impacts.</i>
<i>Objective TO2: Development of high density and mixed use development as part of the implementation of this objective should be accompanied by environmental assessment of the impacts on key areas of biodiversity, flora and fauna, soils, water, cultural heritage and landscape. Further, depending on the locations of the developments, particularly along the coastal areas, Screening for Habitats Directive Assessment (HDA) will be required to determine the potential for impacts on Natura 2000 sites.</i>
<i>Objective TO12; TO14, CT19, GI09: It is recommended that development associated with the Fingal Coastal Way such as car parking should be positioned to encourage the greatest numbers away from very sensitive areas e.g. bird nesting or feeding areas. The Habitats Directive Assessment screening for the project should look at the cumulative impacts from the Coastal Way and associated development along the entire route.</i>
<i>Objective TO26: New roads as proposed in the Swords Vision are subject to environmental assessment and HDA at the project level to identify and avoid/mitigate site-specific impacts. It is considered essential that an alternatives study be included for the Inner Ward River Crossing.</i>
<i>Objective SA3: It is recommended that any plans to improve or increase public access to EU Designated Areas should include consideration of potential impacts on Natura 2000 sites (through a screening) so that a balance between nature conservation and public access can be achieved.</i>
<i>Objective CT28: It is recommended that a map be produced which shows the County's beaches which are suitable for development as full public access beaches based on potential conflict with sensitive species, habitats or features.</i>

<p><i>In relation to all new development: It is also recommended that when reviewing planning permission for developments close to designated sites or sensitive habitats the following requirements should be considered:</i></p> <ul style="list-style-type: none"> • <i>Need for a Habitats Directive Assessment; Environmental Impact Assessment; or environmental report;</i> • <i>Both direct and indirect impacts on designated sites Need for a flood impact assessment;</i> • <i>Need for fuel bunding on site;</i> • <i>Badger, Otter, Bat and Bird surveys in the appropriate seasons;</i> • <i>Provision of mitigation measures i.e. underpasses, bat boxes, habitat recreation or tree planting for example; and</i> • <i>Use of native local plant species in habitat recreation and landscaping.</i>
<p><i>Objective LC01: Amend to Read: “Prohibit mineral extraction and land reclamation along the coast, particularly in proximity to estuaries, except where it can be demonstrated that there will be no significant adverse impact on the environment, visual amenity, heritage or the Conservation Objectives of Natura 2000 Sites.”</i></p>
<p><i>Objective GI40: Where biodiversity value has been identified, a management plan should be developed to ensure appropriate balance between access to the built heritage and protection of the natural heritage.</i></p>
<p><i>Objective SA07: Consideration should be given to preparing a management plan which establishes how the area should be developed so as to ensure a balance is reached between the public amenity and nature protection.</i></p>
<p><i>In relation to Physical Infrastructure Objectives: It is recommended that a policy be included which requires the parallel or advance delivery of infrastructure in combination with development.</i></p>
<p><i>Objective RV05: It is recommended that the cumulative impact of individual LAPs be considered by the Council as they are developed with particular reference to water and wastewater treatment capacity.</i></p>
<p><i>Objective RV05: HDA screening shall be carried out for all LAPs.</i></p>
<p><i>Objective UC01: Development and growth around the fringes of Swords and Blanchardstown should not impact on the greenbelt zonings around these towns.</i></p>
<p><i>Objective UC07: The proposed development of Swords (as per Swords Vision) and Blanchardstown must be phased in line with the provision of relevant infrastructure with particular reference to Metro and WWT capacity.</i></p>
<p><i>Objective UC07: It is recommended that prior to implementation of the Masterplans for Blanchardstown and Swords that the carrying capacity of the receiving environment at the time be determined and that no planning should be given until adequate services are available to meet the demand. This is particularly the case for Swords which has a number of EU designations which could be potentially negatively impacted by further pressure on water quality at the Malahide Estuary from inadequate WWT and disturbance from increased population.</i></p>
<p><i>Objective OS8 and OS9: It is recommended that any new open space areas be designed to discourage anti-social behaviour, e.g. littering.</i></p>
<p><i>In relation to all new development: It is also recommended that when reviewing planning permission for developments close to designated sites or sensitive habitats that the following requirements should be considered:</i></p> <ul style="list-style-type: none"> • <i>A requirement to retain and conserve areas of natural soil profile with its constituent soil flora and fauna by preserving undisturbed soil profiles in areas to be used for open space and planting;</i> • <i>Mitigation to prevent disturbance, compaction or removal of natural soil profile from areas not required for construction; and</i> • <i>Mitigation to prevent soil erosion and prevent escape of suspended solids into nearby watercourses.</i>
<p><i>In relation to all new development: It is recommended that when reviewing planning permission for developments close to water courses the following requirements should be considered:</i></p> <ul style="list-style-type: none"> • <i>Requirement for Flood impact assessment; fisheries assessment; and invertebrate assessments;</i> • <i>No storage of C&D waste/material within 30m of any watercourse (including subsoil);</i> • <i>Arrangements for the disposing of stormwater;</i> • <i>Measures to ensure that the underlying groundwater resource is protected in areas of extreme groundwater vulnerability; and</i> • <i>Planning applications for single rural dwellings should insist on compliance with EPA’s (2000) Wastewater Treatment Manual-Treatment System for Single Houses.</i>

In relation to Water Objectives Under Physical Infrastructure: It is recommended that the Draft Plan include an objective in relation to facilitating installation of water meters in all new developments. Although no national policy on domestic water metering is yet in place it is likely that some form of metering will be considered in the future.

In relation to Water Objectives Under Physical Infrastructure: In order to minimise impacts to water quality arising from the Draft Development Plan, Fingal County Council must ensure that the following initiatives are implemented within the lifetime of the Plan:

- *Construction of the proposed Regional Wastewater Treatment Facility;*
- *Monitoring discharges from WWTPs to protect the water source;*
- *Implement policies and recommendations of the Urban Wastewater Treatment Directive; and*
- *The scheduled provision of waste water treatment plants to facilitate critical infrastructure and other developments i.e. housing.*

Objective EE62: Objective should refer to compliance with the policies and objectives of the Water Framework Directive and the River Basin Management Plans and Programme of Measures for the Eastern River Basin District.

Objective RE27: It is recommended that the following text be added to this objective, 'It is also required that the environmental objectives of the water body, either under the Water Framework Directive and/or Habitats Directive, be an overriding consideration for approval of planning applications for water-based leisure activities'.

Objective GI26: Where allotments / community gardens are near water courses in particular, guidance should be given to prevent pollution.

In relation to all new development: It is recommended that sustainable forms of development and sustainable sources of energy should be encouraged in the new Plan.

Specifically conditions on granting planning permission for developments may include but are not limited to the following:

- *Energy conservation techniques such as the siting, form and layout of buildings;*
- *Passive Solar Design;*
- *Water Conservation;*
- *Energy Management;*
- *Waste Management; and*
- *Promoting walking, cycling and public transport (including traffic management plans).*

The council should seek to ensure that appropriate road infrastructure is in place prior to development commencement, particularly in relation to new road linkages within the Plan area. The Council should ensure that Traffic Management Plans are also prepared for new developments, particularly during the construction phase.

Objective RE06: It is recommended that the objective relating to the Forestry Strategy makes reference to the POMs in the Eastern River Basin Management Plan.

Objective OS7: It is therefore recommended that the ecological and recreational value of such sites be determined by the council in order to inform any decisions about development on these lands.

Objective UC11: Identification of infill sites should take into account aspects such as:

- *Impacts on biodiversity;*
- *Effects of consolidation on infrastructure such as water and wastewater systems, energy supply, communication and other utilities;*
- *Effects of consolidation on road network;*
- *Sensitive landscapes and views;*
- *Cultural heritage features;*
- *Coastal development; and*
- *Flooding.*

In relation to re-zonings: It is recommended that the re-zoning from rural to food industry in Fingal Central is conditional on the availability of adequate sustainable transport links and the likely future cumulative impacts of drawing industry out into the rural areas. Any proposal for food industry on the site is to be accompanied by a HDA Screening with particular reference to WWT capacity and water quality. The re-zoning should show a definite set back from the river as part of the zoning strategy.

Objective UC22: While the plan does contain a strong policy for the protection and enhancement of shopfronts, consideration should be given to the production of a Guidance or Policy document on appropriate shopfronts facades and the use of signage.

Conditions on granting planning permission for developments may include but are not limited to:

- Ensure that landform, planting and sympathetic detail design is undertaken to reduce negative visual impacts and assist in compensating for the loss of the landscape resource;*
- Attention to phasing and development of the landscape design should be integral to the design process; and*
- Use of native species in landscape design.*

In relation to Strategic Policy 19: When the draft LAP or Masterplan is being developed for the Bremore area it has been recommended that an SEA is undertaken which looks at the extent of archaeological remains in the area. As the site for the proposed new Port has not yet been finalised it is critical that an alternatives assessment be carried out in order to avoid impacts on the important archaeology in the area.

Objective GI37: It is recommended that proposals for any work on historic building stock, structures on the Record of Protected Structures and archaeological sites and features are accompanied by an assessment of impacts to biodiversity.

6.2.2 Chapter 5: Baseline Environment

Section 5.3.1 Population

The following text is added to this section: *Continued expansion of the population in Fingal is resulting in changes in land use, particularly from agriculture and other forms of open space to built environment with associated loss of storage. This has the potential to increase flooding. In addition, much of the preferred land for development is associated with the coastal area which is putting increased pressure on the natural environment, much of which is protected in Fingal*

Section 5.4.2 Corine Land Cover Mapping

The following text amendment is made: Further data relating to the period ~~2000–2008~~ 2007 – 2011 is not available; however, Fingal County Council development management data indicates that significant urban development took place in the south and along the coastal regions in the County.

Figure 5.4 has also been updated to show 2006 Corine Landcover data.

Section 5.6.1 Water

The following text is added: *Water quality information is constantly being monitored and updated through Fingal (www.fingalcoco.ie) and EPA (www.epa.ie) water quality monitoring and monitoring under the WFD (www.wfdireland.ie).*

Section 5.10.2.2 Cultural Heritage

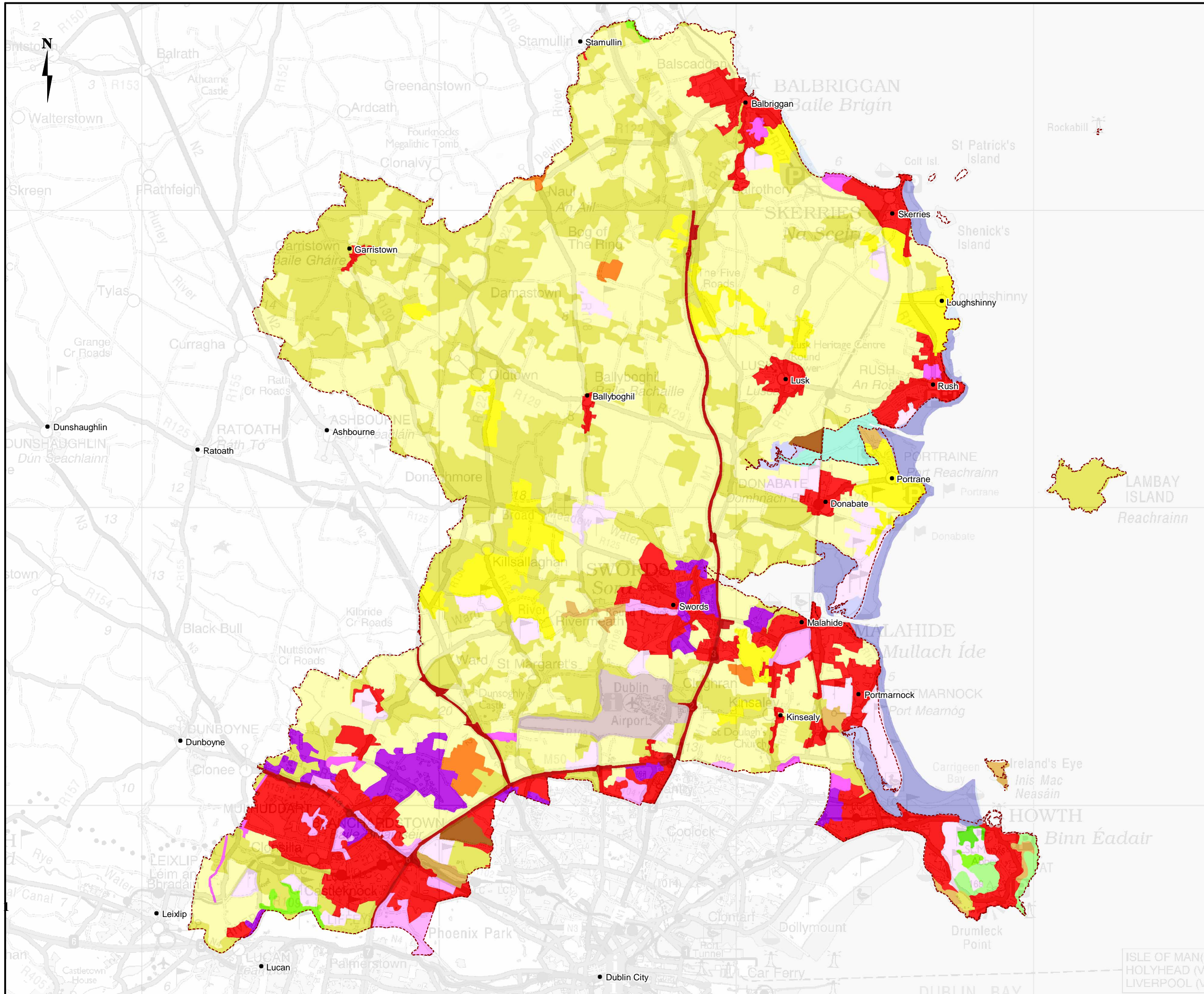
The following text is added: *Boundary Maps for the ACAs in Fingal can be downloaded from the Fingal County website www.fingalcoco.ie.*

Section 5.11 Landscape

The following text has been added to the section: *The Landscape Character Areas shown in Figure 5.18 have been derived from the Fingal Development Plan 2005 – 2011.*

Section 5.12 Inter-relationships

The following text has been added to the section: *A further key relationship for consideration is material assets and soils through promotion of development of brownfied sites. This may give rise to contaminated land issues but use of brownfield over greenfield sites has the potential to protect soil quality and quantity in the County.*



Legend

CORINE 2006 (Level 3)

- Discontinuous urban fabric
- Industrial and commercial units
- Road and rail network
- Sea ports
- Airports
- Mineral extraction sites
- Dump
- Construction sites
- Green urban areas
- Sport and leisure facilities
- Non-irrigated arable land
- Pastures
- Complex cultivation patterns
- Land principally occupied by agriculture
- Broad-leaved forests
- Mixed forests
- Moors and heathlands
- Salt marshes
- Intertidal flats
- Estuaries
- Sea and ocean

--- County Boundary

Client



Comhairle Contae Fhine Gall
Fingal County Council

Project

SEA and AA for Fingal Development Plan

Title

CORINE 2006 Landcover Fingal County

Figure 5.4



West Pier Business Campus,
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Notes

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6.2.3 Chapter 6: Review of Relevant Policies, Plans and Programmes

The following amendments are made to **Table 6.2: Review of European Level Plans, Policies and Programmes:**

Topic	Title	Summary of Objectives and Relevance to Fingal Development Plan
Water	<i>The Nitrates Directive (91/676/EEC)</i>	<i>This Directive has the objective of reducing water pollution caused or induced by nitrates from agricultural sources and preventing further such pollution. The measures required under this Directive must be incorporated in the Programme of Measures included in the ERBD RBMP and POM.</i>

The following amendments are made to **Table 6.4: Review of Regional, County and Local Level Plans, Policies and Programmes:**

Topic	Title	Summary of Objectives and Relevance to Fingal Development Plan
Cultural Heritage	Fingal Heritage Plan 2005 - 2010	The Plan identifies objectives and actions to achieve those objectives as well as providing a mechanism to measure progress. <i>It is anticipated that this plan will be updated to cover the period 2011-2017. Further details can be obtained on the Fingal County Council website.</i>
	Dublin Airport Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Dublin Airport.
	Ballymun North, Balcurris Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of North Ballymun.
	Balbriggan North West Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of North West Balbriggan.
	Balbriggan, Stephenstown, Clogheder, Clonard Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Stephenstown, Clogheder and Clonard.
	Balbriggan South East, Castlelands Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Castlelands.
	Cappagh Road, Dublin 11 Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Cappagh Road.
	Donabate Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Donabate.
	Hacketstown Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Hacketstown.
	Hollywoodrath Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Hollywoodrath.
	Kinsealy Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Kinsealy.
	Lusk Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Lusk.
	Portmarnock Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Portmarnock.

	Streamstown LAP	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Streamstown.
	Rush Kenure LAP	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Rush Kenure.

The LAP information in the above table was duplicated in Chapter 6 and has been removed as a result.

6.2.4 Chapter 7: Strategic Environmental Objectives, Targets and Indicators

The following amendments / additions are made to **Table 7.1 SEA Objectives**:

Objective and SEA Topic Area	Detailed Assessment Criteria* – To what extent will the Plan policies and objectives:
<p>Objective 2 Population, Human Health (PHH) Provide high-quality residential, working and recreational environments and sustainable transport</p>	<ul style="list-style-type: none"> Reduce population exposure to high levels of noise, vibration, air pollution <i>and water pollution</i>.
<p>Objective 7 Landscape (L) Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Fingal</p>	<ul style="list-style-type: none"> <i>Protect landscape features and views / prospects</i>

6.2.5 Chapter 8: Development Plan Alternatives

8.3.2.2. Planning Impact

The following addition is made:

- c) Major new greenfield residential development is considered unsustainable *until brownfield and unused sites have been developed*.

Appendix A

Screening Report for Amendments to the Draft Plan (December 2010)

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1 SCREENING OF SIGNIFICANT EFFECTS RESULTING FROM PROPOSED AMENDMENTS TO THE DRAFT PLAN

The Draft Plan, accompanying Environmental Report and Natura Impact Statement (Appropriate Assessment) were put on public display from 2 April 2010 to 11 June 2010. Following the close of the consultation period the Manager prepared a report on the submissions/observations received during the display period and submitted it to the Elected Members for their consideration along with a series of recommendations on proposed amendments to the draft Plan. These proposed Manager's Recommendations (MR) along with motions made by the Councillor's regarding proposed amendments to the draft Plan, including an SEA/HDA screening of each, were considered in a series of meetings between 12th October and 27th October 2010. This document identifies the environmental consequences of the Manager's Recommendations and Councillors' Motions made on the Draft Plan, which were considered at these meetings.

These Proposed Amendments to the Draft Plan constitute a further stage in the process of making a new Development Plan for Fingal.

The Proposed Amendments are required to be placed on public display for a period of not less than four weeks in accordance with the Planning and Development Act 2000-2010. Written submissions or observations with respect to the Proposed Amendments which are received will be taken into consideration by the Manager and Elected Members of the Council before the making of actual amendments to the Draft Plan.

Content of the Draft Plan which does not comprise policies or objectives is not within the scope of the SEA and therefore was not evaluated in the initial Environmental Report or Natura Impact Statement. Consequently, proposed amendments to such content are generally not considered herein. Where supporting text, referred to in policies is being amended and where such amendments would change the evaluation provided in the Environmental Report or Natura Impact Statement, then such amendments are considered. In addition, changes which involve the renumbering of policies/objectives only or minor grammatical or formatting changes are not considered herein.

It should be noted that this document includes screening for significant impacts in both the context of SEA and Appropriate Assessment (AA). Where a comment is being made in the context of AA, this has been noted in the text.

2 MANAGER'S RECOMMENDATIONS - SCREENING

This section identifies the environmental consequences of the Manager's Recommendations to the Draft Plan which were put before the Elected Members in a series of meetings between 12th October and 27th October 2010. The minutes of these meetings were adopted by the Councillors at a meeting held on 8th November 2010.

The text in black is the text as contained in the Written Statement of the Draft Fingal County Development Plan 2011-2017 and is not changing. A new word, sentence or paragraph added to the Draft Plan is underlined italics. A word, sentence or paragraph removed is coloured black and is struck through. A rewritten paragraph or section is also shown underlined italics. Where sections or paragraphs have been completely rewritten, the previous version is not shown.

2.1 CHAPTER 1: STRATEGIC OVERVIEW

1.6 FINGAL'S SETTLEMENT STRATEGY

SWORDS

Objective SWORDS 1

Encourage a range and quality of retail, commercial, civic, cultural, leisure and other services commensurate with the role of Swords Town Centre as a ~~Major Centre~~ Metropolitan Consolidation Town.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. It should be noted that the revision of this terminology is consistent with that of the Regional Planning Guidelines and will aid in integration of these two documents.

Objective SWORDS 4

Prepare and implement an Integrated Traffic Management Strategy for ~~Swords town centre~~ in tandem with the development of a public realm strategy for Swords town.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

BLANCHARDSTOWN

Objective BLANCHARDSTOWN 5

Support the delivery of Metro West linking Blanchardstown to Tallaght in South Dublin and to the Metro North line at Dardistown.

This new objective is a localised version of the policy to, “Seek the development of a high quality public transport system throughout and adjoining the County, including the development of Metro North and Metro West, improvements to the railway infrastructure and the facilitation of QBC’s, together with enhanced facilities for walking and cycling and a roads infrastructure geared to the needs of the County” (Strategic Policy 14, Section 1.3 of the draft Plan). As such, no additional significant impacts (either positive or negative) outside of those already identified in the Environmental Report for the more strategic version of this objective would be expected to occur. Previously identified impacts include potential negative impacts on biodiversity, flora and fauna, water, soil, cultural heritage and landscape as a result of construction related impacts. In addition, linear infrastructure such as the Metro can result in habitat fragmentation, with resultant negative impacts for biodiversity, flora and fauna. The potential for positive impacts to occur with regard to air quality/climate, population and human health and material assets from provision of a network of transportation options that take focus from private car use. The requirement for all new transportation infrastructure to be subject to HDA screening at the project level would apply to this objective.

Objective BLANCHARDSTOWN 67

Encourage the long term relocation of retail warehousing out of the Town Centre.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the assessment of the Settlement Strategy in the Environmental Report.

DONABATE

Objective DONABATE 3

Develop a continuous network of signed pathways around Donabate Peninsula and linking the Peninsula to Malahide and Rush via the Rogerstown and Malahide estuaries whilst ensuring the protection of designated sites through HDA Screening.

The reference to the requirement for HDA Screening has been made as a result of a recommendation included in the Environmental Report and would ensure that significant negative impacts to Natura 2000 sites are avoided. No negative impacts would be expected to occur as a result of the proposed amendment.

Objective DONABATE 4

Provide for a comprehensive network of pedestrian and cycle ways linking residential areas to one another, to the town centre and the railway station subject to an HDA Screening.

The reference to the requirement for HDA Screening has been made as a result of a recommendation included in the Environmental Report and would ensure that significant negative impacts to Natura

2000 sites are avoided. No negative impacts would be expected to occur as a result of the proposed amendment.

MALAHIDE

Objective MALAHIDE 2

Retain the impressive tree-lined approach from the city as an important visual element ~~in~~ to the town and specifically, ensure the protection of the mature trees along the Malahide Road at the limestone field and property boundary walls which create a special character to the immediate approach to Malahide.

The proposed amendment would further increase the positive nature of this objective and would be expected to result in positive direct impacts to landscape, cultural heritage and biodiversity, flora and fauna. No negative impacts would be expected to occur as a result of the proposed amendment.

Objective MALAHIDE 10

Investigate the appropriate location of a new primary school in Malahide, in agreement with the Department of Education and Skills.

This new objective is a localised version of the policy to, “Ensure the timely provision of schools, recreational facilities, roads, waste water treatment facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development. (Strategic Policy 17, Section 1.3 of the Plan). As such, no additional significant impacts (either positive or negative) outside of those already identified in the Environmental Report for the more strategic version of this objective would be expected to occur. Previously identified impacts include potential negative impacts on biodiversity, flora and fauna, soils, cultural heritage and landscape from provision of infrastructure. HDA Screening will be required for any such development.

CLONSILLA

Objective CLONSILLA 2

Require that new development in the village includes an appropriate buffer zone along the Royal Canal and ~~maximises~~ optimise the Royal Canal as a local heritage resource and public amenity, while protecting its character and biodiversity as a water way.

No negative impacts would be expected to occur as a result of this amendment. In addition, it is expected that there will be additional positive impacts to biodiversity, flora and fauna, soils, cultural heritage and landscape from the provision of a buffer zone and replacement of the term ‘maximise’ with the term ‘optimise’, which should allow greater consideration of the principles of sustainability during implementation of this objective as noted in the revised Objective Clonsilla 4.

Objective CLONSILLA 4

Secure lands adjacent to the Royal Canal for environmentally friendly and sustainable public access and public open space.

No negative impacts would be expected to occur as a result of this amendment. In addition, it is expected that there will be additional positive impacts on the environment from the provision of this amendment in conjunction with implementation of the revised Objective Clonsilla 2.

Objective CLONSILLA 7

Examine the potential for an Architectural Conservation Area designation concentrated around St. Mary's Church of Ireland and Clonsilla Railway Station.

This new objective is in line with Strategic Environmental Objective 6 (as contained in Chapter 7 of the Environmental Report) to, "Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Fingal," within the Clonsilla area. No negative impacts would be expected to occur as a result of the proposed objective.

Objective CLONSILLA 7

Facilitate the upgrading of the Maynooth railway line and associated level crossings within Clonsilla and the wider Blanchardstown area.

This new objective is a localised version of the objective to "Seek the development of a high quality public transport system throughout and adjoining the County, including the development of Metro North and Metro West, improvements to the railway infrastructure and the facilitation of QBC's, together with enhanced facilities for walking and cycling and a roads infrastructure geared to the needs of the County" (Strategic Policy 14, Section 1.3 of the Plan). As such, no additional significant impacts (either positive or negative) outside of those already identified in the Environmental Report for the more strategic version of this objective would be expected to occur. Previously identified impacts include potential negative impacts on biodiversity, flora and fauna, water, soil, cultural heritage and landscape as a result of construction related impacts. In addition, linear infrastructure such as the Metro can result in habitat fragmentation, with resultant negative impacts for biodiversity, flora and fauna. The potential for positive impacts to occur with regard to air quality/climate, population and human health and material assets from provision of a network of transportation options that take focus from private car use. The requirement for all new transportation infrastructure to be subject to HDA screening at the project level would apply to this objective.

HOWTH

Objective HOWTH 3

Implement the Howth Special Amenity Area Order, the associated management plan and objectives for the buffer zone and subject these documents to Habitats Directive Appropriate Assessment within 12 months of adoption of the Development Plan.

The reference to the requirement for HDA Screening has been made as a result of a recommendation included in the Environmental Report and would ensure that significant negative impacts to Natura 2000 sites are avoided. No negative impacts would be expected to occur as a result of the proposed amendment. In addition, the inclusion of a deadline for completion of this work is a constructive addition to the objective.

PORTMARNOCK

Objective PORTMARNOCK 6

Protect the flood plain of the Sluice River to the south of Portmarnock and ensure that its integrity as a natural habitat is maintained.

The proposed objective would be expected to result in positive direct impacts to water and soils and indirect positive impacts to biodiversity, flora and fauna. In addition, the inclusion of the proposed objective is in line with Strategic Environmental Objective 5, "Contribute to mitigation of, and adaptation to, climate change and air quality issues" and is in line with the philosophy of the Water Framework Directive and Floods Directive. No negative impacts would be expected to occur as a result of this new objective.

SUTTON

Objective SUTTON 3

Enhance traffic management in Sutton village and the immediate environs.

It is anticipated that the enhancement of traffic management in Sutton would take into account footpaths, cycleways and local access. As such the proposed objective would result in positive direct impacts for air, climate and positive indirect impacts to population and human health. No negative impacts would be expected to occur from implementation of the proposed objective.

PORTRANE

Objective PORTRANE 1

~~Undertake a feasibility study of St. Ita's to determine the optimal future sustainable use of this complex in line with Portrane's position in Fingal's settlement strategy. The feasibility study will~~

~~ensure the protection of the existing landscape setting and character, which is a major asset to this area and to the County.~~

Objective Portrane 1 in the Settlement Strategy is to be replaced with a Local Map Based Objective inserted at St Ita's incorporating the contents of the omitted objective and the submission request to liaise with the Health Service Executive. The proposed objective will read, "Undertake a feasibility study of St Ita's, in conjunction with the Health Service Executive, to determine the optimal future sustainable use of this complex in line with Portrane's position in Fingal's Settlement Strategy. The study will explore the development of new modern psychiatric health care and ancillary facilities taking cognisance of the cultural, visual and ecological sensitivities of the site. The study will also prioritise the re-use of the existing buildings, including protected structures on site and also maintain and provide for an appropriate level of public accessibility through the site." This proposed Local Map Based Objective will provide for the protection, and development for community use, of the lands at St. Ita's. As such, no additional environmental impacts would be expected to occur as a result of the omission of Objective Portrane 1 in the Settlement Strategy.

Objective PORTRANE 21

Provide recreational facilities for the expanding population on the peninsula subject to a HDA Screening.

The reference to the requirement for HDA Screening has been made as a result of a recommendation included in the Environmental Report and would ensure that significant negative impacts to Natura 2000 sites are avoided. No negative impacts would be expected to occur as a result of the proposed amendment.

Objective PORTRANE 54

Ensure the sensitive coastal estuarine area of the Burrow is adequately protected and that any proposed development is subject to an HDA screening.

The reference to the requirement for HDA Screening has been made as a result of a recommendation included in the Environmental Report and would ensure that significant negative impacts to Natura 2000 sites are avoided. No negative impacts would be expected to occur as a result of the proposed amendment.

BALBRIGGAN

Objective BALBRIGGAN 4

Promote and facilitate an enhanced rail station (a protected structure) and rail service, including the extension of the DART rail service to Balbriggan.

Reference to the protected structure status of the rail station is a constructive addition to the existing objective and is expected to reduce any potential impacts on cultural heritage. No negative impacts would be expected to occur as a result of the proposed amendment.

Objective BALBRIGGAN 7

Promote and facilitate local tourism opportunities in consultation with local community and business groups having regard to the Protected Structure status of the harbour.

Reference to the protected structure status of the harbour is a constructive addition to the existing objective and is expected to reduce any potential impacts on cultural heritage. No negative impacts would be expected to occur as a result of the proposed amendment.

Objective BALBRIGGAN 9

Preserve and improve access to the harbour, beaches and seashore while protecting environmental resources including water, biodiversity and landscape sensitivities.

Reference to the protecting environmental resources is a constructive addition to the existing objective and is expected to aid in ensuring that any improvements to access in these areas would be carried out in sustainable manner. No negative impacts would be expected to occur as a result of the proposed amendment.

LUSK

Objective LUSK 6

Ensure the appropriate scale of retail provision in Lusk, commensurate to its designation as a Moderate Sustainable Growth Town, by the requirement for retail impact assessments for developments in excess of 1000 sq m net.

This objective is aimed at ensuring integration with the Regional Planning Guidelines, which designate Lusk as a Moderate Sustainable Growth Town, while at the same time confirming that the appropriate retail impact assessments are carried out for proposed retail development. No negative impacts would be expected to occur as a result of the proposed objective.

RUSH

Objective RUSH 2

Encourage the promotion of sustainable tourism in Rush, facilitate the development of local tourist amenity facilities and specifically the development of hotel facilities in Rush.

Reference to 'sustainable' tourism is a constructive addition to the existing objective and is expected to reduce the potential for negative impacts to occur in a number of issue areas. No negative impacts would be expected to occur as a result of the proposed objective.

Objective RUSH 8

Ensure the appropriate scale of retail provision in Rush, commensurate to its designation as a Moderate Sustainable Growth Town, by the requirement for retail impact assessments for developments in excess of 1000sq m net.

This objective is aimed at ensuring integration with the Regional Planning Guidelines, which designate Rush as a Moderate Sustainable Growth Town, while at the same time confirming that the appropriate retail impact assessments are carried out for proposed retail development. No negative impacts would be expected to occur as a result of the proposed objective.

Objective RUSH 9 10

Prepare and implement the Rogerstown Estuary Management Plan, and subject the Management Plan to Habitats Directive Appropriate Assessment prior to its adoption.

The reference to the requirement for HDA has been made as a result of a recommendation included in the Environmental Report and would ensure that significant negative impacts to Rogerstown Estuary, as well as any other Natura 2000 sites, are avoided. No negative impacts would be expected to occur as a result of the proposed amendment.

BALROTHERY

Objective BALROTHERY 4

Protect and conserve the historic core of Balrothery including the Zone of Archaeological Potential.

This new objective is in line with Strategic Environmental Objective 6 (as contained in Chapter 7 of the Environmental Report) to, "Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Fingal," within the Balrothery area. No negative impacts would be expected to occur as a result of the proposed objective.

SKERRIES

Objective SKERRIES 2

Prepare an Urban Centre Strategy for Skerries, reflecting the development strategy for the town, having regard to the needs of the local community and, where feasible and practical, incorporating the recommendations of the Malahide and Skerries Cycling Study prepared by Sustrans/Colin Buchanan in March 2009.

The proposed amendment to consider the recommendations of the Malahide and Skerries Cycling Study integrates this Settlement Strategy objective for Skerries with Strategic Policy 14 in the draft Plan (see Section 1.3 of the Written Statement) and as such is a constructive addition. No negative impacts would be expected to occur as a result of the proposed amendment.

Objective SKERRIES 7

Promote the development of marine sports and recreational facilities in Skerries, subject to the identification of a suitable location and the feasibility of developing such facilities in keeping with the character of the built and natural environment and coastal amenities of the town of Skerries, in consultation with the local community and subject to Habitats Directive Appropriate Assessment including consideration of the possibility of indirect impacts on the Conservation Objectives of Skerries Islands SPA and Rockabill SPA.

The reference to the requirement for HDA has been made as a result of a recommendation included in the Environmental Report and would ensure that significant negative impacts to the Skerries Islands SPA and Rockabill SPA, as well as any other Natura 2000 sites, are avoided. No negative impacts would be expected to occur as a result of the proposed amendment.

Objective SKERRIES 8

Prepare a Recreational Strategy for Skerries Town Park incorporating recreation, mobility, green infrastructure and all aspects of heritage as they relate to the Park, in order to maximise the value of the Town Park for the whole community.

The proposed amendment would aid in the sustainable implementation of the objective and as such would be expected to result in positive (direct and indirect) impacts to biodiversity, flora and fauna, population and human health, and cultural heritage. No negative impacts would be expected to occur as a result of the proposed amendment.

RURAL VILLAGES

Objective VILLAGES 1

~~Provide for the development~~ Develop of each village in accordance with a Local Area Plan (LAP) which will provide the optimal development framework to ensure the protection and enhancement of the existing village, the strengthening and consolidation of the village core and the provision of a high quality living environment for the existing and future population of the village.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the assessment of the Settlement Strategy in the Environmental Report.

2.2 CHAPTER 2: ENTERPRISE AND EMPLOYMENT

APPROPRIATE ASSESSMENT

Plans and projects which might negatively impact Natura 2000 sites must be screened for Appropriate Assessment and full Appropriate Assessment must be carried out unless it can be established through screening that the plan or project in question will not have a significant effect on any Natura 2000 site.

Objective AA1

Ensure that all plans and projects in the County that might impact negatively upon the conservation objectives of Natura 2000 sites, will be subject to Appropriate Assessment Screening.

The proposed objective and descriptive text have been added based on recommendations included in the Environmental Report and Natura Impact Statement for the draft Plan. No negative impacts are anticipated to occur as a result of the implementation of the proposed objective. In addition, the descriptive text and proposed objective have been added in the sections of the Written Statement as follows: Chapter 3, Section 3.1; Chapter 4, Sections 4.1, 4.2, 4.3, 4.4, 4.5 and 4.6; Chapter 5, Section 5.1; Chapter 6, Section 6.1; Chapter 7, Section 7.1; and Chapter 8, Section 8.1.

DESIGN & LAYOUT OF BUSINESS PARKS AND INDUSTRIAL AREAS

Objective EE10 14

Ensure that all proposed development where appropriate business and industrial development demonstrates regard to the 'Design Guidelines for Business Parks and Industrial Areas'.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

HT (HIGH TECHNOLOGY)

Objective EE30

Encourage the development of corporate offices and knowledge based enterprise in the County ~~in~~ on appropriate locations HT zoned lands and work with Government agencies, and other sectors to achieve such development.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

2.7 TOURISM

Objective EE40

Promote sustainable rural tourism in a manner which protects and enhances the rural environment and where it can be demonstrated that resultant development will not have a negative impact on Natura 2000 sites.

The proposed amendment has been added based on the recommendations included in the Environmental Report. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective EE42

Promote the establishment of tourist destinations in the Fingal area subject to their being of an appropriate scale, located at a sustainable location, served by public transport and would not adversely impact upon a Natura 2000 site or other sensitive habitats/species.

Inclusion of reference to other sensitive habitats/species contained outside of designated Natura 2000 sites would result in further positive impacts to biodiversity, flora and fauna in addition to those already identified in the Environmental Report. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective EE45

Implement the Fingal Retail Strategy. ~~See Appendix 2.~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

2.9 DUBLIN AIRPORT

Objective EE48

Facilitate the development of a second major east-west runway at Dublin Airport and the extension of the existing east-west runway 10/28.

The proposed amendment would be expected to result in similar impacts to those already identified in the Environmental Report. Previously identified impacts associated with airport expansion include increased pressure on established local communities in the area as well as increased pressure on resources such as water and wastewater with indirect impacts for biodiversity, flora and fauna. Continued operation of the airport and future development or expansion would also have negative impacts for air quality and climate. However, increasing the viability of this piece of infrastructure would have positive impacts in terms of material assets.

NOISE

Objective EE52

Notwithstanding Objective EE51, apply the provisions with regard to New Housing for Farming Families only, as set out in Chapter 8, within the Inner Noise Zone subject to the following restrictions:

- *Under no circumstances shall any dwelling be permitted within the predicted 69 dB LAeq 16 hours noise contour*
- *Comprehensive noise insulation shall be required for any house permitted under this objective*
- *Any planning application shall be accompanied by a noise assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise assessment report.*

The proposed objective could result in direct negative impacts to population and human health by increasing the number of residents subject to noise impacts from aircraft activity; however, these impacts would be expected to be limited by the inclusion of noise mitigation measures as noted in the text of the objective. Alternately, there may be indirect positive impacts on material assets due to provision of development in some areas, though negative impacts to material assets could occur, if the function of the airport is affected.

AIR AND WATER QUALITY MANAGEMENT

Objective EE6263

Ensure that every development proposal in the environs of the Airport takes into account the impact on water quality and flooding of local streams and water-based habitats.

Inclusion of reference to water based habitats would result in positive impacts to biodiversity, flora and fauna in addition to those already identified for water in the Environmental Report. No negative impacts are anticipated to occur as a result of the proposed amendment.

SURROUNDING LAND USES

Objective EE6970

Realise the optimal use of lands around the Airport. In this regard, a study of optimal land use shall be prepared following the making of the Development Plan.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

2.10 PORTS, MARINAS AND JETTIES

ADDITIONAL PORT

Objective EE7475

Facilitate the sustainable development of a new deep water port in the general vicinity of Bremore while safeguarding the natural and archaeological heritage of the area. Ensure any port related development proposals are subject to full environmental assessment including Strategic Environmental Assessment, Environmental Impact Assessment and Habitats Directive Appropriate Assessment, ~~as appropriate~~ as required.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

2.11 FISHERIES, AQUACULTURE AND MARICULTURE

Objective EE7677

Support the continuation and, where possible, expansion of marine fishing, aquaculture and mariculture enterprises in co-operation with relevant agencies and facilitate the development of on shore processing units, provided such developments are sustainable and are located in or adjacent to existing developed areas and are consistent with the land use zoning and nature conservation objectives of the area and do not pose indirect impacts on the Conservation Objectives of Natura 2000 sites, in particular those designated for the protection of seabirds.

Inclusion of reference to the sustainable development of these types of enterprises as well as prevention of impacts to Natura 2000 sites would reduce the potential for negative impacts to occur in a number of issue areas as previously identified in the Environmental Report. No negative impacts are anticipated to occur as a result of the proposed amendment

2.12 MAJOR ACCIDENTS DIRECTIVE

Objective EE7980

Prohibit new extensions to long-established Seveso sites ~~at undesirable locations,~~ where they are a non-conforming use and where they pose an unacceptable accident risk to the public.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective EE8081

In areas where Seveso sites exist in appropriate locations with low population densities, ensure that proposed uses in adjacent sites do not compromise the potential for expansion of the existing

Seveso use and in particular the exclusion of developments with the potential to attract large numbers of the public.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

2.3 CHAPTER 3: GREEN INFRASTRUCTURE

3.2 GREEN INFRASTRUCTURE – A STRATEGY FOR FINGAL

Objective GI04

Ensure the protection of Fingal's Natura 2000 sites is central to Fingal County Council's Green Infrastructure Strategy and policy and ensure the protection of these sites is facilitated through screening for ~~Habitats Directive~~ Appropriate Assessment of all plans and projects that are likely to have a significant effect on the Conservation Objectives of these sites.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

LANDSCAPE

Objective GI09

Plan and develop the Fingal Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on Natura 2000 sites and species protected by law. Investigate the possibility of integrating the Fingal Coastal Way with the proposed Bray to Balbriggan cycle route.

As the proposed amendment is concerned with investigation of the possibility of integrating these two proposed cycle/pedestrian routes no negative impacts would be expected to occur. However, if following investigation it is decided to develop and integrate these two routes the Appropriate Assessment carried out for the Fingal Way will need to consider the potential for in combination impacts of these two projects on the relevant Natura 2000 sites.

3.3 GREEN INFRASTRUCTURE OBJECTIVES FOR LOCAL AREA PLANS AND DEVELOPMENT PROPOSALS

Objective GI32

Protect and enhance environmental conditions and water quality for existing rivers, streams, associated wetlands and groundwaters, in accordance with the requirements of the Water Framework Directive.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. However, the addition of the reference to the Water Framework Directive is a constructive one and is in line with the new requirements of the Planning and Development (Amendment) Act 2010.

2.4 CHAPTER 4: PHYSICAL INFRASTRUCTURE

INTEGRATED LAND USE AND TRANSPORTATION

Objective TO1

Support the sustainability principles set out in the National Spatial Strategy, the Dublin Transportation Office's A Platform for Change 2000-2016, the Guidelines for Planning Authorities, Appropriate Assessment of Plans and Projects in Ireland, the Regional Planning Guidelines for the Greater Dublin Area and the document Smarter Travel, A Sustainable Transport Future 2009 – 2020 and ensure that land use and zoning are integrated with transportation, especially along public transport corridors/nodes and at accessible urban sites.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

SUSTAINABLE TRANSPORT/MODAL CHANGE

Objective TO3

Promote the sustainable development of walking, cycling, public transport and other more sustainable forms of transport, as an alternative to private car traffic by facilitating and promoting the development of the necessary infrastructure and by promoting the initiatives contained within Smarter Travel, A Sustainable Transport Future 2009 – 2020.

The reference to 'sustainable' development has been made as a result of recommendation in the Environmental Report. No negative impacts are anticipated to occur as a result of the proposed amendment.

CYCLING & WALKING

Objective TO12

Prepare and implement on a progressive basis a programme for the development of the Fingal Coastal Way for pedestrians and cyclists, extending from the County boundary with Dublin City to the County boundary with County Meath. Undertake a route selection process for the Fingal Coastal Way during the lifetime of the Development Plan. Undertake a similar programme for the development of safe walking and cycling routes along the Liffey Valley from Chapelizod to the Kildare County boundary. Ensure all proposals include an appraisal of environmental impacts and

take full account of the ~~of the need to protect the natural and cultural heritage and the need to avoid significant adverse impacts on Natura 2000 sites and species protected by law.~~ potential for negative impacts on Natura 2000 Sites through the process of HDA Screening.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

PUBLIC TRANSPORTATION

Objective TO20

Support public transport improvements by reserving the corridors of any such proposed routes free from development.

Similar to TO70 (amended to TO71), which called for reserving the corridors of any proposed major road improvements free from development, direct negative impacts may occur on sensitive landscapes, biodiversity and green linkages and cultural heritage depending on where public transport improvements are located. Any major public transport improvements on Greenfield sites should be subject to constraints studies, route selection and environmental assessment as well as to screening for AA. It should be noted that, the inclusion of this objective would be expected to result in positive impacts as it would promote sustainable public transport and would avoid potential future impacts on material assets as it would reduce the amount of development affected.

ROAD

Objective TO467

Require developers to provide a detailed Traffic Impact Assessment and Road Safety Audit where new development will have a significant effect on travel demand and the capacity of surrounding transport links and taking into account cumulative effects.

The inclusion of cumulative effects in the text of the objective is based on a recommendation in the Environmental Report. Also, inclusion of a requirement to carry out a Road Safety Audit would further increase the positive impacts to population and human health already identified for this objective in the Environmental Report. No negative impacts are anticipated to occur as a result of the proposed amendments.

NEW DEVELOPMENT ACCESSING THE EXISTING ROAD NETWORK

Objective TO478

Prohibit development requiring access onto Motorway and National Primary routes and seek to preserve the capacity, efficiency and safety of national infrastructure including junctions.

It is expected that there will be additional indirect and cumulative positive impacts on human health and material assets through improved road safety, as previously identified in the Environmental Report, due to the inclusion of this amendment. No negative impacts would be expected to occur as a result of this amendment.

Objective TO523

Recognise the importance of hedgerows and roadside boundaries, and maintain where possible, for wildlife and biodiversity when designing road schemes (including associated accommodation works) or in the provision of new vehicular entrances.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. It should be noted that the reference to maintaining hedgerows and road side boundaries is constructive and further strengthens this positive policy.

ROAD CONSTRUCTION AND IMPROVEMENT MEASURES

Objective TO742

Provide building setbacks along National Roads/Motorways and their junctions, and along sub-standard Regional and County Roads to allow for future improvement to enable the provision of a safe and efficient network of National, Regional and County Roads.

The inclusion of this objective would be expected to result in positive impacts as it would avoid potential future impacts on material assets by reducing the amount of development affected by future improvements. Inclusion of a similar objective for public transport corridors should also be considered.

FOUL DRAINAGE AND WASTEWATER TREATMENT

Objective WT01

Develop and expand, in an environmentally sustainable manner which accords with the urban settlement hierarchy, the drainage systems for the County, in order to ~~facilitate~~ ensure the supply of serviced land for residential, commercial and industrial development.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective WT03

Facilitate the implementation of the Greater Dublin Regional Drainage Project i.e. the provision of a major regional wastewater treatment plant, orbital drainage network and marine outfall in the northern part of the Greater Dublin Area in accordance with the recommendations of the SEA on the GDSDS in addition to the other recommendations of the Strategy.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective WT06

Promote the appropriate development and use of Integrated Constructed Wetlands within the County.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective WT08

Establish a buffer zone around all Wastewater Treatment Plants suitable to the size and operation of each plant. The buffer zone should not be less than 100m from the odour producing units.

The proposed objective would be expected to result in positive direct impacts to material assets and indirect impacts to population by reducing the potential for odour from the facilities to be detectable by sensitive receptors. No negative impacts would be expected to occur as a result of the proposed objective.

Objective WT09

Provide for the schemes listed in Table WT01.

TABLE WT01: FOUL DRAINAGE AND WASTEWATER SCHEMES
1 Greater Dublin Regional Drainage Project
2 Portrane / Donabate / Rush / Lusk WWT Scheme
3 Swords <u>W</u> TP Upgrade
4 Balbriggan / Skerries WTS – Ph 3 Network Upgrade
5 Malahide Sewerage Scheme
6 Blanchardstown Regional Drainage Scheme
7 Dublin Bay Contract 5
8 Santry Pumping Station
<u>9 The Naul WWTP and Oldtown WWTP Upgrades</u>

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

SURFACE WATER AND FLOOD RISK MANAGEMENT

Objective SW05

~~Presume against Discourage the use of hard non porous surfacing and pavements within the boundaries of rural housing sites.~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective SW06

~~Implement the DoEHLG Planning and Flood Risk Management Guidelines for Planning Authorities-Planning System and Flood Risk Management-Guidelines for Planning Authorities (DOEHLG/OPW 2009)~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

~~**Objective SW10**~~

~~Require the inclusion of riparian strips of 10-15m for development on either side of Watercourses.~~

The removal of this objective would not be expected to result in significant negative impacts so long as Objective WQ05, which calls for establishment of riparian corridors along all significant watercourses in the County, is stringently implemented.

GROUNDWATER

Objective WQ04

Protect existing riverine wetland and coastal habitats and where possible create new habitats to maintain naturally functioning ecosystems whilst ensuring they do not impact negatively on the conservation objectives of any Natura 2000 sites.

Inclusion of reference to prevention of impacts to Natura 2000 sites would address concerns noted previously in the Environmental Report. No negative impacts are anticipated to occur as a result of the proposed amendment

CLIMATE CHANGE

Objective CC03

Reduce ~~leakage~~ Unaccounted-For Water from the water supply network to 20%.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

4.3 ENERGY

Objective EN14

Require applicants to submit, in the case of all large applications for overhead cables of ~~132kV~~ 110kV or more.

(i) a visual presentation of the proposal in the context of the route in order to assist the Council in determining the extent of the visual impact.

(ii) details of compliance with all internationally recognized standards with regard to proximity to dwellings and other inhabited structures.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

4.4 INFORMATION AND COMMUNICATION TECHNOLOGIES (ICT)

STATEMENT OF POLICY

Promote and facilitate the sustainable development of a high quality ICT infrastructure network throughout the County in order to achieve balanced social and economic development, whilst protecting the countryside and urban environment.

Incorporation of the principles of sustainability during the implementation of this policy would be expected to reduce the potential for negative impacts to biodiversity, water, cultural heritage and landscape to occur as previously identified in the Environmental Report. No negative impacts would be expected to occur as a result of this amendment.

4.5 WASTE MANAGEMENT

RE-USE AND RECYCLING OF WASTE

Objective WM07

Facilitate the development of a composting (digester) plants for organic solid waste in the County and in particular at Kilshane.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. HDA Screening and screening for Environmental Impact Assessment will be required for any such development.

4.6 AIR, LIGHT AND NOISE

NOISE POLLUTION

Objective WM25

Ensure planning applications identify and implement noise mitigation measures within the zone of influence of existing national roads where the proximity of the proposed development to the national road would result in the breach of the NRA's design goal for sensitive receptors exposed to road traffic noise.

Inclusion of the proposed objective would be expected to result in positive impacts on population, human health due to the reduction in exposure to noise by sensitive receptors. In addition, an indirect positive impact to material assets would be anticipated due to a reduction in potential conflicts between operation of national roads and future development.

2.5 CHAPTER 5: NATURAL HERITAGE

5.1 BACKGROUND

STATEMENT OF POLICY

- Conserve and enhance biodiversity in recognition of the many ecosystem services provided to society.
- Conserve and enhance the County's geological heritage.
- Promote a unified approach to landscape planning and management, provide an understanding of Fingal's landscape in terms of its inherent and unique character and ensure that Fingal's landscape is properly protected, managed and planned.
- Protect, enhance and sustainably manage the coastline and its natural resources.
- ~~• Implement the key objectives and associated actions identified in the County Heritage Plan and any revision thereof.~~
- ~~• Encourage and promote access to and understanding of the natural heritage of the County.~~

Objective NH1

Encourage and promote sustainable access to and understanding and awareness of the natural heritage of the County.

Objective NH2

Implement the key objectives and associated actions identified in the County Heritage Plan and any revision thereof.

The amendments identified above represent replacement of the last two bullets in the Statement of Policy with objectives; therefore, no significant impacts are expected to arise as a result of this change outside of any already identified in the Environmental Report.

5.2 BIODIVERSITY

Objective BD05

Support the National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, in the maintenance and, as appropriate, the achievement of favourable conservation status for the habitats and species in Fingal to which the Habitats Directive applies.

Objective BD06

Ensure that Fingal County Council takes full account of the requirements of the Habitats and Birds Directives, as they apply both within and without Natura 2000 sites in the performance of its functions.

Objective BD07

Ensure that Fingal County Council, in the performance of its functions, takes full account of the objectives and management practices proposed in any management plans for Natura 2000 sites in and adjacent to Fingal published by the Department of the Environment, Heritage and Local Government.

All of the above objectives are aimed at ensuring compliance with the provisions of the EU Habitats Directive and EU Birds Directive and achieving favourable conservation in the sites designated under these two Directives. As such only significant positive impacts would be expected to arise as a result of inclusion and implementation of these objectives. The inclusion of the last objective also implements the recommended mitigation measure (New Objective for Natural Heritage) given in the Environmental Report.

Objective ~~BD058~~

Ensure that sufficient information is provided as part of development proposals to enable ~~screening for~~ Appropriate Assessment Screening to be undertaken and to enable a fully informed assessment of impacts on biodiversity to be made.

Objective ~~BD069~~

Ensure that ~~Statements for Appropriate Assessments~~ Natura Impact Statements and any other ecological impact assessments submitted in support of proposals for development are carried out by appropriately qualified professionals and that any necessary survey work takes place in an appropriate season.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective BD0710

Raise awareness in relation to invasive species and ensure, in so far as possible, that proposals for development do not lead to the spread of invasive species. In particular, ensure that invasive species do not form part of landscape design proposals for proposed developments.

The proposed amendment would be expected to result in direct positive impacts with regard to biodiversity, flora and fauna and indirect positive impacts to water quality. In addition, the inclusion of this objective would be consistent with the Eastern River Basin Management Plan, which has identified invasive alien species as a pressure on certain water bodies in the Eastern River Basin District. Lastly, the inclusion of reference exclusion of invasive species from landscape proposals satisfies, in part, the mitigation measure for this objective included in the Environmental Report.

Objective BD11

Protect inland fisheries within and adjacent to Fingal and take full account of Inland Fisheries Ireland Guidelines in this regard when undertaking, approving or authorising development or works which may impact on rivers, streams and watercourses.

Implementation of the proposed objective would be expected to result in direct positive impacts with regards to biodiversity, flora and fauna and indirect positive impacts with regard to water quality. Also, the consideration of Inland Fisheries Ireland Guidelines during the planning process will aid in the coordination between Fingal County Council and Inland Fisheries Ireland. This type of interagency coordination is a key provision of the Eastern River Basin Management Plan.

CORE BIODIVERSITY CONSERVATION AREAS**Objective BD0812**

Strictly protect areas designated or proposed to be designated as Natura 2000 sites (also known as European sites) including any areas that may be proposed for designation or designated during the period of this Plan. These include Special Areas of Conservation (SACs) designated pursuant to the Habitats Directive and Special Protection Areas (SPAs) designated pursuant to the Birds Directive, a number of which have also been designated under the Ramsar Convention (~~see Green Infrastructure maps~~).

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective BD0913

Ensure ~~Screening for~~ Appropriate Assessment Screening and, where required, full Appropriate Assessment is carried out for any plan or project, which individually, or in combination with other

plans and projects, is likely to have a significant direct or indirect impact on any Natura 2000 site or sites.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective BD4014

Ensure planning applications for proposed developments likely to have significant direct or indirect impacts on any Natura 2000 site or sites ~~is~~ are accompanied by a ~~Statement for Appropriate Assessment~~ Natura Impact Statement prepared in accordance with the Guidance issued by the Department of the Environment, Heritage and Local Government (Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, December 2009).

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective BD4115

Protect the ecological integrity of proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna and Annex I habitats ~~identified on the Development Plan Green Infrastructure maps.~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective BD18

Ensure that proposals for developments involving works to upstanding archaeological sites and features or works to the historic building stock include an assessment of the presence of bats in any such sites or structures and, where appropriate, ensure that suitable avoidance and/ or mitigation measures are proposed to protect bats in consultation with the National Parks and Wildlife Service.

Implementation of this objective is in line with the mitigation measure included in the Environmental Report to reduce impacts associated with Objectives AH13; AH19; EE37; EE38 (as numbered in the Draft Fingal CDP published on 2 April 2010). Implementation of this objective would be expected to result in direct positive impacts on biodiversity, flora and fauna, with no negative impacts expected to occur.

NATURE DEVELOPMENT AREAS

Objective BD-1621

Protect the ecological functions and integrity of the corridors and stepping stones indicated on the Development Plan Green Infrastructure maps.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective BD-2025

Require that development along rivers set aside land for pedestrian routes that could be linked to a the broader area and any established settlements in their vicinity, subject to ecological impact assessment and Appropriate Assessment Screening under Habitats Directive, where necessary as appropriate.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective BD-2126

Provide for public understanding of and public access to rivers, waterway corridors and wetlands, where feasible and appropriate, in partnership with the National Parks and Wildlife Service, Waterways Ireland and other relevant stakeholders, while maintaining them free from inappropriate development and subject to ecological impact assessment and Appropriate Assessment Screening as appropriate.

No significant negative impacts would be expected to result from the revised objective. Inclusion of the reference to the need for Appropriate Assessment Screening and ecological impact assessment is in line with the mitigation measures identified by the Natura Impact Statement prepared for the draft Plan as well as the Environmental Report.

5.3 GEOLOGY

Objective GH01

Protect and enhance the geological and geomorphological heritage values of the County Geological Sites listed in Table GH01 and indicated on Green Infrastructure maps.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective GH02

Promote public access to County Geological Sites where appropriate and feasible subject to the requirements of Article 6 of the Habitats Directive.

Inclusion of the requirement to consider impacts under Article 6 of the Habitats Directive would ensure that no negative impacts would result from implementation of the proposed objective.

5.4 LANDSCAPE**Objective SA02**

~~Investigate the feasibility of extending the Liffey Valley Special Amenity Area Order to include lands from the Dublin City Council boundary to the boundary with County Kildare. Undertake within two years of the adoption of this Development Plan the work necessary to allow for the extension of the SAAO in the Liffey Valley to include lands, as appropriate, from the Dublin City boundary to the boundary with County Kildare.~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

5.5 THE COAST**Objective CT07**

Designate a Coastal Zone, during the lifetime of the Plan, to provide for the proper planning and sustainable development of the coast, while protecting its landscape and seascape character, its unique natural and cultural heritage, its amenities and economic value, and its role in coastal defence.

The Environmental Report previously identified that this objective may result in a potential conflicts from disturbance to biodiversity, flora and fauna, water, soils and cultural heritage as a result of encouraging visitors to the Coastal Zone. The SEA recommended that any plans to improve or increase public access to designated areas should include consideration of potential impacts on Natura 2000 sites (through an AA screening) so that a balance between nature conservation and public access can be achieved. This has been addressed through the inclusion of reference to AA screening throughout the amended Plan as well as the inclusion of the principle of sustainability in the text of the objective itself.

Objective CT11

Strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards, and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the

development is likely to result in altered patterns of erosion, or deposition ~~or flooding~~ elsewhere along the coast.

Objective CT13

Prohibit new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion, unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts of the proposed development on erosion, or deposition ~~or flooding~~.

Objective CT14

Prohibit development within areas liable to coastal flooding other than in accordance with The Planning System and Flood Risk Management – Guidelines for Planning Authorities Flood Risk Management Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government and the Office of Public Works.

The removal of the reference to flooding in Objectives CT11 and CT13 would not be expected to result in any additional significant negative impacts so long as the provisions of Objective CT14 are stringently enforced. The amendments to Objective CT14 would not be expected to result in additional significant impacts (either positive or negative), outside of any already identified in the Environmental Report.

Objective CT18

Identify locations along the coast, ~~d~~During the lifetime of the Development Plan, ~~identify locations along the coast~~ where recreational/tourist activities can best be accommodated having regard to the dynamic nature of coastal processes and the need to protect and enhance natural and cultural heritage, visual amenity, the environment and the character of the coast. As a corollary, locations will be identified where this type of development should not occur.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective CT19

Plan and develop the Fingal Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on Natura 2000 sites, other protected areas and species protected by law.

Positive impacts would be expected as a result of this amendment due to the inclusion of the need to avoid impacts on other protected areas, such as Natura Heritage Areas, within the text of the

objective. No significant negative impacts would be expected to result from the revised objective outside of any already identified in the Environmental Report.

Objective CT25

Maintain harbours, piers, quays and slipways for which ~~Fingal County~~ the Council has responsibility in good repair.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective CT29

Protect bathing waters, *including those listed in the Water Framework Directive Register of Protected Areas for the Eastern River Basin District at Sutton, Portmarnock, Malahide, Donabate, Portrane, Rush, Loughshinny, Skerries and Balbriggan* in order that they meet the required Bathing Water standards and implement the findings and recommendations of the Quality of Bathing Water in Ireland reports as published.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective FM02

Protect the quality of designated shellfish waters off the Fingal coast. ~~which are indicated on the Development Plan Green Infrastructure maps.~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective FM03

Ensure that Fingal County Council, in the performance of its functions, complies with the requirements of the Shellfish Directive (2006/113/EC), statutory regulations pursuant to the Shellfish Directive and the Department of the Environment, Heritage and Local Government's Pollution Reduction Programmes for the Balbriggan/Skerries Shellfish Area and the Malahide Shellfish Area.

The inclusion of this objective would result in positive direct impacts to water quality and indirect positive impacts to biodiversity, flora and fauna, population and human health. The addition of this new objective implements the mitigation measure (New Objective for Water or Natural Heritage), included in the Environmental Report, which recommends that a commitment is given to implement the more stringent objectives for water quality where differing water uses give rise to differing objectives e.g. Shellfish Waters within protected areas under the EU Water Framework Directive.

2.6 CHAPTER 6: ARCHAEOLOGY AND ARCHITECTURAL HERITAGE

6.2 ARCHAEOLOGY

Objective AH01

Recognise the importance of archaeology or historic landscapes and the connectivity between ~~certain~~ sites, where it exists, in order to safeguard them from developments that would unduly sever or disrupt the relationship and/or inter-visibility between sites.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH03

Identify which RMP sites in ~~Fingal County Council's~~ the Council's ownership are National Monuments, in consultation with the Department of the Environment, Heritage and Local Government, and draw up guidance on the procedures to be followed in relation to these sites.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH05

Endeavour to preserve in situ all archaeological monuments, whether on land or underwater, listed in the Record of Monuments and Places (RMP), and any newly discovered archaeological sites, features, or objects by requiring that archaeological remains are identified and fully considered at the very earliest stages of the development process, that schemes are designed to avoid impacting on the archaeological heritage and that an archaeological impact assessment is submitted as part of the planning application documentation.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH06

Require that where preservation of archaeological remains in situ is not proposed that a report is submitted with an explanation of why it is not possible for the development to be designed to avoid the archaeological site and that consent has been obtained from the Department of the Environment, Heritage and Local Government for the proposed works. The preservation by record must be licensed and recorded by a suitably qualified archaeologist with a comprehensive and final report on the findings forwarded to the Council.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH09

Encourage reference to or incorporation of significant archaeological finds into a development scheme, where appropriate and sensitively designed, through layout, displays, signage, plaques, information panels or use of historic place names.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH10

Evaluate the elements of archaeological and architectural heritage identified in the Council's Coastal Architectural Heritage Project and assess which of these should be protected. Seek an archaeological impact assessment prior to works being carried out on these identified sites of archaeological interest and for all developments that have the potential to impact on riverine, inter-tidal and sub-tidal environments or shipwreck sites.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH14

Encourage the sympathetic and appropriate reuse, rehabilitation and retention of Protected Structures seeking that the Protected Structure is conserved to ~~the highest~~ a high standard, and the special interest, character and setting of the building preserved. In certain cases the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the Protected Structure where the use proposed is compatible with the existing structure and this will only be permitted where the development is consistent with conservation policies and the proper planning and sustainable development of the area.

The alteration of this objective to allow relaxation of the site zoning restrictions would not be expected to result in significant negative impacts so long as other objectives in the Plan are stringently implemented, e.g. those that refer to appropriate siting as well as provision of infrastructure and public transport opportunities. The inclusion of the reference to proper planning and sustainable development in the text of the objective should ensure this occurs. As such, the proposed amendment would be expected to result in significant direct positive impacts to cultural heritage and landscape due to the increased opportunity for preservation and conservation of Protected Structures.

Objective AH15

Prohibit Refuse planning permission for the demolition of a Protected Structure except where an exceptional need for such demolition has been clearly established. ~~In the extreme situation where demolition is allowed~~ Where exceptional circumstances do exist and demolition is permitted, the

demolition works are to be recorded and carried out carefully to allow for the salvage of any architectural features or materials of merit.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH16

Carry out an audit and assess the condition of all Protected Structures within the Council's ownership during the lifetime of the Development Plan and devise a management/maintenance plan for these structures in order to demonstrate best practice with regard to the custodianship of Protected Structures.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. The provision of a deadline to complete the work is a constructive addition to the objective.

Objective AH17

Ensure that any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is appropriate in terms of the proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH20

Examine the potential for an Architectural Conservation Area designation along Lower Road, Strawberry Beds and in Clonsilla concentrated around St. Mary's Church of Ireland Church and Clonsilla Railway Station.

No significant negative impacts would be anticipated to occur as a result of inclusion and implementation of the proposed objective.

Objective ~~AH20~~AH21

Conduct a survey to identify and evaluate the surviving historic designed landscapes in Fingal during the lifetime of the Development Plan and promote the conservation of their essential character, both built and natural.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. The provision of a deadline to complete the work is a constructive addition to the objective.

Objective AH23-AH24

Ensure that development within Fingal along the perimeter of the Phoenix Park adheres to the OPW's Phoenix Park Conservation Management Plan, ~~for the Phoenix Park~~ and does not have a detrimental impact on the Park, does not damage any of the built elements along its boundary, or interrupt any important vistas into or out of it.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective AH30-AH31

Carry out an audit of surviving thatched structures in Fingal during the lifetime of the Development Plan and promote the utilisation of the DOEHLG thatching grant and the Council's conservation grant to assist owners with retention and repair of thatched roofs.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. The provision of a deadline to complete the work is a constructive addition to the objective.

Objective AH32-AH33

Conduct a survey of the industrial heritage of Fingal during the lifetime of the Development Plan to identify structures, features and their related artefacts and plant, and add appropriate industrial heritage structures or elements of significance to the Record of Protected Structures.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. The provision of a deadline to complete the work is a constructive addition to the objective.

Objective AH35

Seek the retention and appropriate repair/maintenance of the historic bridges and harbours of the County whether Protected Structures or not.

The inclusion of this objective would be expected to result in positive direct impacts to cultural heritage. The potential environmental impacts associated with any maintenance/repair works should be considered prior to commencement. Stringent implementation of Objectives BD11 and BD12 should ensure that this occurs.

Objective AH34-AH36

Ensure that measures to up-grade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical, aesthetic or visual impact on the structure.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

2.7 CHAPTER 7: URBAN AREAS

7.2 URBAN DESIGN

Objective UD06

Require that major leisure uses, such as multi-screen cinemas and bowling, be planned in locations with access to public transport and developed in conjunction with bicycle/ car parking and complementary uses.

As recommended in the Environmental Report, a reference to bicycle parking has been included in the proposed objective, which provides a linkage to other transport policies in the draft Plan. No negative impacts are expected to occur as a result of the proposed amendments.

Objective UD07

Ensure all applications for new or extensions of existing uses such as hot food takeaways, public houses and other licensed premises, nightclubs and amusement arcades protect residential and visual amenity. Prohibit an over predominance of these uses in urban areas.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective UD12

Require all large building developments to provide energy-efficient uplighting of the feature building if deemed appropriate by the Council.

The proposed amendment directly links this objective with Objective EN02 (Improve the efficiency of existing building stock and require energy efficiency and conservation in the design and development of all new buildings in the County) and is a positive addition to the objective. Otherwise, no significant negative impacts would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

7.3 URBAN CENTRES

Objective UC12

Prepare Development and Design Briefs for the Urban Infill Sites liaising closely with landowners, developers and other relevant stakeholders. The Development and Design Briefs shall indicate the broad development parameters for each site and take cognisance of permitted developments.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective UC19

Evaluate signage proposals in relation to the surroundings and features of the buildings and structures on which signs are to be displayed, the number and size of signs in the area (both existing and proposed) and the potential for the creation of undesirable visual clutter.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective UC20

Demonstrate energy reduction measures in new and replacement advertising structures.

The inclusion of this proposed objective links the requirements for advertising structure with Objective EN01 (Require the use of energy saving measures in all new developments and in retrofit developments), which would result in direct positive impacts to material assets through the reduction in energy use and indirect positive impacts to climate and air quality if the energy used is from non-renewable sources. No negative impacts are expected to occur as a result of the proposed objective.

Objective ~~UC21~~ UC22

Take enforcement measures so as to secure the removal of unauthorized advertisements from private property and to remove unauthorised advertisements from public areas. Where appropriate the Council will use the powers available under Section 209 of the Planning and Development Acts 2000-~~2006~~-2010 to repair, tidy or remove advertisements structures or advertisements, or use the provisions of the Litter Act.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective ~~UC25~~ UC26

Require that security shutters on new shopfronts are placed behind the window glazing and are transparent and encourage the use of transparent security shutters in all existing shopfronts.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

7.4 RESIDENTIAL DEVELOPMENT

Objective RD23

Require the name of new residential estates to have local significance and promote the use of Irish names where possible.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RD25

Ensure new terraced, townhouse, duplex and apartment schemes include appropriate design measures for refuse bins, details of which should be clearly shown at preplanning and planning application stage. Refuse bins cannot be situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are provided.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

7.5 OPEN SPACE

Objective OS39

~~Permit a reduced standard of private open space only where narrow frontage town houses of 1 and 2 bedrooms are proposed but in no instance accept a figure of less than 48 sq m per unit.~~

Allow a reduced standard of private open space for 1 and 2 bedroom townhouses only in circumstances where a particular design solution is required such as to develop small infill/ corner sites. In no instance will the provision of less than 48 sq m of private open space be accepted per house.

The reference to small infill/corner sites within the objective would reduce the negative impacts to population/ human health and material assets previously identified in the Environmental Report as this would enable the prioritisation of infill development rather than greenfield development. This type of prioritisation is noted as most suitable in the assessment of the Statement of Policy for Urban Areas. It is noted in the assessment of the Statement of Policy for Urban Areas that accommodation of population on infill or greenfield lands may require mitigation for green networks; however, the inclusion of the minimum standard (48 sq m per house) for open space should go some way to providing this mitigation.

7.6 COMMUNITY INFRASTRUCTURE

Objective CI15

Ensure childcare facilities have adequate bicycle, car parking and set down facilities.

The reference to bicycle parking included in the proposed objective provides a linkage to other transport policies in the draft Plan. No negative impacts are expected to occur as a result of the proposed amendment.

Objective CI17

Ensure childcare facilities are accessible for pedestrians and cyclists to minimise car trips.

The reference to accessibility for cyclists provides a linkage to other transport policies in the draft Plan. No negative impacts are expected to occur as a result of the proposed amendment.

Objective CI18

Reserve individual sites for primary and secondary schools in consultation with the Department of Education and ~~Science~~ Skills as and when they are required.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective CI19

Facilitate the development of additional schools at both primary and secondary level in a timely manner in partnership with the Department of Education and ~~Science~~ Skills and/or other bodies.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective CI20

Require new schools and other education centres to meet the Council's standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality. Such standards to be considered and demonstrated in any application for an educational centre.

As recommended in the Environmental Report, a reference to the taking into account of sustainable building practices, water, energy conservation and air quality in the design of schools and other educational centres has been included in the proposed objective. No negative impacts are expected to occur as a result of the proposed amendments.

Objective CI23

Require that residential care homes, retirement homes and nursing homes be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any positive impacts already identified in the Environmental Report.

Objective CI24

Require that an audit of available accessible services such as shops, social and community services be submitted with all planning applications for all new and extended residential care homes, retirement homes and nursing homes.

This proposed new objective would support the implementation of Objective CI23. No significant negative impacts would be expected to arise as a result of its inclusion or implementation.

Objective CI25

Consider the existing (and anticipated) character of the area in which a proposed residential care home, retirement home or nursing home is to be located and the compatibility of the use to such an area.

This objective was previously numbered CI24 in the assessment included in the Environmental Report. No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective CI26

Prepare guidelines for residential care, retirement and nursing homes.

The provision of guidelines for residential care, retirement and nursing homes would support Objectives CI23, CI24 and CI25. No negative impacts would be expected to arise as a result of its inclusion or implementation so long as the guidelines prepared take account of all relevant objectives included in the County Development Plan.

Objective CI27

Require that Retirement Villages be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of service, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.

This proposed new objective to specifically address development of Retirement Villages would be expected to result in similar impacts to those already identified in the Environmental Report for Objective CI23. As noted in the Environmental Report , implementation of Objective CI23 would result in positive impacts in all environmental issue areas as it would reduce development on greenfield sites and reduce the travel and transport needed to access the facilities when development is directed to towns and villages. However, development in the rural environment could potentially impact on the receiving environment depending on site location as a result of typical construction related impacts and operational impacts associated with transport and water.

Objective CI28

Consider the existing and anticipated character of the area in which a proposed retirement village is to be located and the compatibility of the use to such an area.

This proposed new objective to specifically address development of Retirement Villages would be expected to result in similar impacts to those already identified in the Environmental Report for Objective CI24 (now numbered CI25). No negative impacts were anticipated to result due to implementation of that objective.

Objective CI29

Prepare guidelines for retirement villages.

The provision of guidelines for retirement villages would support Objectives CI27 and CI28. No negative impacts would be expected to arise as a result of its inclusion or implementation so long as the guidelines prepared take account of all relevant objectives included in the County Development Plan.

2.8 CHAPTER 8: RURAL FINGAL

8.2 RURAL VALUE

Objective RUO1

Support development ~~within the rural area~~ which protects and promotes the biodiversity, built and cultural heritage of the rural area, and the integrity of the rural landscape as defined within the Landscape Character Type. ~~and the rural built and cultural heritage.~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RU02

Require that all development within rural Fingal respects its surroundings as defined within the Landscape Character Types in terms of siting, design, form, materials used and scale.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. However, it should be noted that addition of the reference to the defined Landscape Character Types is a constructive one as it reduces the subjective nature of this policy and will aid in its interpretation in future.

GREENBELTS**Objective GB04**

Promote the provision of allotments within the rural areas of the County especially within the Greenbelt, ~~and with~~ which have good access from the built-up and residential areas.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

8.3 RURAL LIVING**Objective RV03**

Encourage the re-use and adaptation of the existing building stock within the rural villages.

The proposed objective would result in positive direct impacts on cultural heritage and landscape due to the potential regeneration of rural villages as a result of its implementation. In addition, positive indirect impacts to biodiversity, flora and fauna, water and soils would be expected as implementation of this objective could result in the diversion of development from greenfield sites at the fringes of rural villages to within the villages themselves.

Objective RV06

Prepare a Local Area Plan for each of the villages which will provide a planning framework for village development. The LAPs will protect and promote:

(i) Village character through preparation of a Village Design Statement.

(ii) A sustainable mix of commercial and community activity within an identified village core which includes provision for enterprise, residential, retail, commercial, and community facilities.

(iii) The water services provision within the village.

(iv) Community services which allow residents to meet and interact on a social basis, and include churches, community and sports halls, libraries and pubs.

- (v) A mix of housing types and tenure which will appeal to a range of socioeconomic groups.
- (vi) Retail activity, consistent with the County Retail Strategy, in the form of village shops which will meet the needs of the local catchment.
- (vii) A public realm within the village which allows people to circulate, socialise and engage in commercial activity in a manner which balances the needs of all involved.
- (viii) The provision of Green Infrastructure, including natural, archaeological and architectural heritage, and green networks within the village.

All proposed LAPs will be screened for assessment under the Habitats Directive and Strategic Environmental Assessment. The cumulative effects of the village LAPs on the County will be revisited as the LAPs are developed.

The inclusion of reference to preparation of a Village Design Statement in point (i) is expected to result in positive direct impacts to landscape and cultural heritage, while reference in point to (vi) will aid in ensuring that these LAPs are integrated with the higher level County Retail Strategy, which aid in sustainable and proper planning of the County. In addition, the reference to screening under the Habitats Directive and for the need for Strategic Environmental Assessment directly implements the mitigation measure included in the Environmental Report as does the reference to consideration of the cumulative impacts of individual LAPs.

Objective RV1-42

Promote local distinctiveness and character through a Village Design Statement which will be prepared as part of the Local Area Plan for each of the rural villages. The Village Design Statement will focus on promoting local distinctiveness and character and will set out comprehensive guidelines on urban design for the villages which include environmental considerations.

The proposed amendment directly implements a recommendation included in the assessment of this objective in the Environmental Report. No negative impacts are anticipated as a result of this amendment.

RURAL CLUSTERS

Objective RC01

Encourage consolidation of rural housing within a limited number of existing Rural Clusters which will cater for rural generated housing demand, as an alternative to housing in the open countryside, and encourage the reuse of existing buildings within the cluster over any new development.

The proposed amendment would result in positive direct impacts on cultural heritage and landscape due to the potential regeneration of rural villages as a result of its implementation. In addition, positive indirect impacts to biodiversity, flora and fauna, water and soils would be expected as implementation of this objective could result in the diversion of development from greenfield sites at the fringes of rural villages to within the villages themselves.

Objective RC02

Permit only persons with a rural-generated housing need, as defined within this section of the Development Plan, planning permission for a house within a Rural Cluster where the site size is a minimum of 0.2 hectares for on-site treatment systems, and conforms to the drainage and design standards required by the Council, and 0.125 hectares where connecting to a public sewer.

The proposed amendment is in line with the assessment of this objective in the Environmental Report, which recommends that planning applications should demonstrate that there is suitable area for use of on-site treatment systems. No negative impacts are anticipated as a result of this amendment.

Objective RC07

Require that the number of new entrances to sites within a Rural Cluster are minimised, ~~with entrances to new sites within the Rural Cluster~~, where possible, by shared access with an existing dwelling, or alternatively through an existing entrance. Any removal of hedgerows, trees or other old walls or other distinctive boundary treatment required to accommodate sight lines must be limited in extent and must be replaced by the same type of boundary treatment. Where appropriate, use of native species for replacement planting will be required.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

HOUSING IN THE COUNTRYSIDE

Objective RH034

Provide that the maximum number of dwellings permitted under any of the rural zonings will be less any additional house which has been granted planning permission to a family member since 19th October 1999.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH045

Permit a maximum number of two *incremental* houses for those who meet the relevant criteria set out in this chapter within areas with zoning objective RU plus one house for a person with exceptional health circumstances.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH056

Permit a maximum number of one *incremental* house for those who meet the relevant criteria set out in this chapter within areas with the zoning objective HA or GB plus one house for a person with exceptional health circumstances

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH142 (only the amended sections are shown herein)

Demonstrate that the farm has been an ~~operating~~ *working* and actively managed farm in the ownership of the applicant's family for a minimum of three years preceding the date of the application for planning permission.

The applicant will be required to demonstrate the following in relation to their working of the family farm:

(ii) The farm on which the application for planning permission for a rural house has been submitted has been a ~~operating~~ *working* and actively-managed farm in the ownership of the applicant's family for a minimum of three years preceding the date of the application for planning permission.

(iv) The location of all other houses on the family farm which have been granted planning permission since the 19th October 1999. Submission details will include the date of grant of planning permission and the ~~Fingal County Council's~~ file Register Reference under which any Planning Permissions were granted.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH13

Apply the provisions of the Rural Settlement Strategy, only with regard to New Housing for Farming Families, as set out within this chapter, within the Airport Inner Noise Zone, and subject to the following restrictions.

- Under no circumstances shall any dwelling be permitted within the predicted 69dB LAeq 16 hours noise contour.
- Comprehensive noise insulation shall be required for any house permitted under this objective.
- Any planning application shall be accompanied by a noise assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise acceptance report.

No other class of applicant other than a person demonstrated to be involved in a working family farm shall be considered for planning permission for a house within the Inner Noise Zone.

The proposed objective could result in direct negative impacts to population and human health by increasing the number of residents subject to noise impacts from aircraft activity; however, these impacts would be expected to be limited by the inclusion of noise mitigation measures as noted in the text of the objective. Alternately, there may be indirect positive impacts on material assets due to provision of development in some areas, though negative impacts to material assets could occur, if the function of the airport is affected.

Objective RH124

Permit new rural dwellings in areas which have zoning objectives RU, or GB, on suitable sites where the applicant meets the criteria set out in Table RH03.

Only amended sections are shown

TABLE RH03: CRITERIA FOR ELIGIBLE APPLICANTS FROM THE RURAL COMMUNITY FOR PLANNING PERMISSION FOR NEW RURAL HOUSING

(i) One ~~applicant from~~ member of a rural family who is considered to have a need to reside close to their family home by reason of close family ties, and where a new rural dwelling has not already been granted planning permission to a family member by reason of close family ties since 19th October 1999. The applicant for planning permission for a house on the basis of close family ties shall be required to provide documentary evidence that:

- S/he is a close member of the family of the owners of the family home.
- S/he has lived in the family home identified on the application or within the locality of the family home for at least fifteen years.

(ii) A person who has been in employment in a full-time occupation which is considered to satisfy local needs by predominantly serving the rural community/economy for fifteen years prior to the

application for planning permission, and has not already been granted planning permission for a new rural dwelling since the 19th October 1999. Documentary evidence of such employment is required.

(iv) A “bona fide” applicant who may not already live in the area, nor have family connections there or be engaged in particular employment or business classified with the local needs criteria, subject to the following considerations:

The applicants will outline within a submitted Business Plan how their business will contribute to and enhance the rural community, and will demonstrate ~~that they satisfy the Council~~ to the satisfaction of the Council that the nature of their employment or business is compatible with, and addresses and satisfies local needs, and will protect and promote the rural community.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH135

Ensure that new dwellings in the rural area are sensitively sited, demonstrate consistency with the immediate Landscape Character Type, and make best use of the natural landscape for a sustainable, carbon efficient and sensitive design. A full analysis/feasibility study of the proposed site and of the impact of the proposed house on the surrounding landscape will be required in support of applications for planning permission.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. However, it should be noted that addition of the reference to the defined Landscape Character Types is a constructive one as it reduces the subjective nature of this policy and will aid in its interpretation in future.

Objective RH1820

~~Permit the proposed location of no more than three houses in a row along any public road. A house is considered to be in a row if separated from a neighbouring house by less than 200 meters.~~ In areas which are subject to either the RU, GB, or HA zoning objective, ensure that the development of any house, or houses, will not result in five or more houses on any one side of a given 250 metres of road frontage. A relaxation may be considered where permission is sought on the grounds of meeting the housing needs of the owner of land which adjoins an existing house or ~~f~~ a member of his/her immediate family where it is clearly demonstrated that no other suitable site is available.

There is the potential for negative impacts to result from the revised objective, which would allow development of an increased number of residences in the rural areas of the County. It should be

noted that this change has been made in response to the DEHLG's Sustainable Rural Housing, Guidelines for Planning Authorities (2005).

Objective RH1921

Presume against the opening-up of a new additional vehicular entrance into the site of any proposed house unless necessary in the interest of safety or ~~practicality~~ because no viable alternative exists.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH243

Ensure that the requirements set out for on-site treatment systems are strictly complied with, or with the requirements as may be amended by future national legislation, guidance, or Codes of Practice.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH246

Consider any planning application by a member of the family ~~of a home~~ whose house has been acquired in the interest of the common good, whether compulsorily or by agreement, for a rural house subject to the same provisions that would apply if the dwelling which has been acquired were the original and long-standing family home of the applicant.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

SOUTH SHORE AREA OF RUSH

Objective RH257

Consider planning applications for a rural house located within the South Shore area of Rush from persons who have been resident for a minimum of ten years within the South Shore area or within the development boundary of Rush or within one kilometre by road of either of these areas.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH268

Consider planning applications for a rural house located within the South Shore area of Rush from a mother, father, son or daughter of a resident who qualifies under Objective RH247.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH279

Require that any house which is granted planning permission in the South Shore area will be subject to a requirement of occupancy of seven years upon the applicant. ~~which shall be entered as a burden against the title of land.~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH2931

Require that an applicant demonstrates that the impact of any proposed house will not adversely affect, either directly or indirectly, the ecological integrity of ~~the~~ any Natura 2000 site.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RH302

~~Require a minimum site size of 0.1 hectares for any proposed house and connection to the main drains. Allow for new houses within the South Shore area, subject to normal planning criteria, which have demonstrated to the satisfaction of the Planning Authority that they cannot connect to a public sewer within a reasonable period of time, on sites no less than 0.2ha in size.~~

No negative impacts are anticipated to occur so long as the provisions of Objective RH23 are stringently implemented.

Objective RH31

~~Ensure that planning permission is not granted for multiple unit housing estates in the South Shore area.~~

The removal of this objective would not be expected to result in significant negative impacts so long as the other objectives of the Plan which provide for sustainable development throughout the County are stringently implemented, particularly the proposed new Objective RH35.

LOCATIONS OF HOUSES BETWEEN THE SEA AND ADJOINING ROADS

Objective RH35

Ensure that the development of any coastal site through the extension or replacement of existing buildings or development of any new buildings is of an appropriate size, scale and architectural quality and that it does not detract from the visual amenity of the area or impact negatively on the natural or built heritage.

Positive direct and indirect impacts to landscape, cultural heritage and biodiversity, flora and fauna would be expected to result from implementation of the proposed objective. No significant negative impacts would be expected to occur. Development of coastal sites will be subject to Habitats Directive Assessment Screening and to full Appropriate Assessment, if required.

VERNACULAR OUTBUILDINGS

Objective RR01

Protect the varied types of vernacular building stock in rural areas of the County.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RR02

Promote the sensitive restoration and/or conversion of vernacular rural buildings and discourage their demolition or replacement.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RR03

Demonstrate within planning applications for the refurbishment and extension of an existing vernacular dwelling in rural areas, that:

- The structure to be refurbished or extended was previously used as a dwelling.
- The external and internal walls of the structure are substantially intact.
- The design, scale, and materials used in the refurbishment and extensions are in keeping with, and sympathetic to, the existing dwelling, and consistent with Fingal's Rural Housing Design Guidelines or the Interim Siting and Design Guidance for Rural Homes in Appendix 5 of the Development Plan.

- The proposed extension is considerate of the siting and size of the existing dwelling and does not erode the siting and design qualities of the existing building which make it attractive.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RR04

Require that proposals for the conversion for residential use of vernacular outbuildings, that are not Protected Structures and are not proposed as an extension to a vernacular dwelling, conform to the requirements of the Rural Settlement Strategy for housing in the countryside.

This objective is similar to the original Objective RR06 assessed in the Environmental Report. As noted in that assessment, positive impacts for cultural heritage and material assets may result through the promotion of re-use of existing building stock rather than development on greenfield sites. However, potential negative impacts to biodiversity, flora and fauna may result, particularly in cases where bats may be using disused agricultural buildings as roost sites. These impacts will be mitigated through the strict implementation of the new Objective RR08, which has been included based on the recommendations in the Environmental Report.

Objective RR05

Permit alternative economic uses for vernacular outbuildings subject to the scale of such use being appropriate to and sensitive to the rural setting and that the proposed new use is in accordance with the land use zoning objective for the area.

The inclusion of this new objective will encourage the further re-use of vernacular buildings and as such is expected to result in direct positive impacts to cultural heritage, landscape and biodiversity through preservation of the existing character of the rural area and promotion of re-use of existing building stock rather than development on greenfield sites. Impacts to material assets would be expected to be neutral so long as other objectives in the Plan are implemented in regard to provision of required infrastructure in advance of development. As noted previously, potential negative impacts on bats would be mitigated through the stringent implementation of proposed Objective RR08.

Objective RR06

Ensure that the proposed works both to vernacular dwellings and outbuildings comply with the Council's drainage requirements for new dwellings in rural areas.

This is a reworded Objective RR04 which was assessed as part of the SEA process. No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RR07

Promote the retention and restoration of thatched dwellings as an important component of the heritage of Fingal.

This was previously numbered Objective RR05 and was assessed in the Environmental Report. No amendments have been made outside the renumbering.

Objective RR08

Ensure that where restoration and/or conversion of any vernacular building is proposed, suitable mitigation and/or protection measures which meet with the satisfaction of the NPWS are taken to protect bats.

The proposed objective has been added based on the recommendations included in the Environmental Report and would be expected to result in positive direct impacts on biodiversity, flora and fauna.

RURAL ACCESSIBILITY**Objective RA04**

Prohibit direct vehicular access from any new entrance onto a National Route outside the ~~zoned~~ built-up areas of towns and villages, and promote the closure of existing entrances onto a National Route.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RA05

Permit direct access from proposed development sites onto regional routes outside towns and village only where it can be clearly demonstrated that,

- a. Such development will not cause a traffic hazard,
- b. Such development will not seriously reduce the capacity of the road to serve adjacent towns and villages for social and economic purposes, and
- c. There is no alternative means of access
- d. Such development does not require the removal of long or significant lengths of hedgerows and trees.

The inclusion of point D would reduce the potential negative impacts to biodiversity, flora and fauna associated with implementation of this objective, as previously identified in the Environmental Report.

8.4 RURAL ENTERPRISE

STRATEGIC ENTERPRISE OPPORTUNITIES

Objective REO4

Support the maximum number of viable and suitably located farms within the County, and ensure that any new development does not irreversibly harm the commercial viability of existing agricultural or horticultural land.

The reference to 'suitably located' has been added based on the recommendations included in the Environmental Report. Implementation of this revised objective to this would be expected to reduce the potential negative impacts to biodiversity, soils, water, cultural heritage and landscape previously identified.

Objective REO6

Facilitate the preparation of an Indicative Forestry Strategy for Fingal, as resources allow, which makes reference to the Programmes of Measures in the Eastern River Management Plan, and which includes screening for assessment under the Habitats Directive.

No negative impacts are anticipated to occur as a result of the proposed amendment. The inclusion of the reference to the Programmes of measures in the Eastern River Basin Management Plan and the need for screening for assessment under the Habitats Directive has been made based on a recommendation included the Environmental Report. However, it was recommended that for clarity the following change to the proposed amendment is incorporated:-

Facilitate the preparation of an Indicative Forestry Strategy for Fingal, as resources allow, which makes reference to the Programmes of Measures in the Eastern River Management Plan, and which includes 'plan-level' screening of the Strategy for assessment under the Habitats Directive.

It should be noted that the recommended change has been included in the proposed objective.

Objective REO7

Encourage agri-businesses and support services which are directly related to the local horticultural or agricultural sectors in RB zoned areas.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE08

Require that ~~the decision~~ any proposal to locate an Agribusiness within the rural area is supported by a comprehensive traffic impact study of the vehicular, including HGV, traffic generated by such an enterprise.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE09

Direct and encourage ~~non-local food processing and finishing~~ agribusiness which relies primarily on imported food and produce into areas which have adequate road infrastructure and which are appropriately zoned.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE13

Promote farm diversification where the proposal does not necessitate the permanent removal of quality agricultural land from production.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE14

Promote the sensitive re-use and adaptation of existing farm buildings for farm diversification. Where a new building is necessary, it shall be sited in, or adjacent to, the existing group of farm buildings, and ~~blend into the landscape in design, siting and materials~~ shall relate to existing buildings and the surrounding countryside in terms of design, siting, and materials.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE17

Support proposed extensions to existing dwellings, within areas which have zoning objectives, RU, GB, HA, RV, or RC, which provide for Bed and Breakfast or Guest House accommodation where the size, design, and drainage arrangements for the proposed development does not erode the rural quality and ~~nature~~ character of the surrounding area.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE18

Require that applications for planning permission for caravan parks and campsites are accompanied by Visual Impact Statements and appropriate landscaping proposals which will reduce any visual impact of the proposed development on the surrounding landscape.

The inclusion of the requirement to prepare Visual Impact Statements as part of the planning application process for these types of developments further strengthens the positive impact this objective will have on landscape, as previously identified in the Environmental Report.

Objective RE19

Facilitate the creation of golf courses, pitch and putt courses, and driving ranges in the Greenbelt where such development does not contravene the vision and zoning objective for the Greenbelt, impact on any historic designed landscapes, and subject to screening under the Habitats Directive.

The proposed amendments have been made based on a recommendation included in the Environmental Report. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective RE20

Require that all applications for planning permission for golf courses are accompanied by Impact Statements, including proposed mitigation measures, which assess 1. the visual impact, 2. the cumulative effect of the proposed additional golf course upon the landscape, ~~and~~ 3. the impact of the proposed golf course on the existing biodiversity, archaeological and architectural heritage, 3. the impact on drainage, water usage, and waste water treatment in the area, and proposed mitigation of these impacts, and 4. screening for assessment under the Habitats Directive of the potential for impacts on Natura 2000 Sites.

The proposed amendments have been made based on a recommendation included in the Environmental Report and would help mitigate the potential negative impacts to biodiversity, soil and water identified previously. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective RE23

Support ~~farm diversification~~ recreational pursuits which promote the use of natural landscape features in a way which does not detract or cause undue damage to the features upon which any such proposed initiatives rely. Where the proposed pursuit involves land use changes either within or adjacent to Natura 2000 sites, proposals will be subject will be subject to screening for assessment under the Habitats Directive.

The change in the text of this objective from farm diversification to recreational pursuits could result in potential impacts to biodiversity, water, soil or landscape depending on the activities proposed. However, the reference to preventing damage as well as the need to carry out a screening under the Habitats Directive should reduce any potential significant negative impacts.

Objective RE24

Require that applications for a recreational activity ~~which impacts~~ with potential to impact on a natural landscape feature should be accompanied by a Management Plan which will indicate the projected number of users, hours and dates of operation, a risk management statement based on the possible environmental impact of the proposed activity, screening for assessment under the Habitats Directive of the potential for impacts on Natura 2000 sites, ~~and~~ proposed mitigating efforts to counter any negative impacts of the proposed activity on the environment, and a monitoring plan to ensure the effectiveness of mitigation measures put in place.

The proposed amendments have been made based on a recommendation included in the Environmental Report and would help reduce the potential negative impacts to biodiversity, cultural heritage and landscape identified previously. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective RE25

Ensure that proposals for tourism reliant on natural landscape features do not create a negative ~~visual impact~~ on the biodiversity, soil, water, cultural heritage or landscape.

The proposed amendments have been made based on a recommendation included in the Environmental Report and would help reduce the potential negative impacts to biodiversity, soil, water and cultural heritage identified previously. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective RE26

Support the development of water-based leisure activities provided that such development is consistent with the natural and recreational value of the water body, and any natural heritage designation. The potential for such developments to result in direct and indirect negative impacts on Natura 2000 Sites, including those designated for the protection of seabirds, which may be located some distance from the site of the proposed development, will be subject to screening for assessment under the Habitats Directive.

No negative impacts are anticipated to occur as a result of the proposed amendment. The proposed amendments have been made based on a recommendation included in the Environmental Report and input during the screening process and would help reduce the potential negative impacts to

biodiversity, flora and fauna identified previously. However, it was recommended that for clarity the following change to the proposed amendment is incorporated:-

Objective RE27

Require that in the consideration of planning applications for water-based leisure activities, the primary functions of the water body will be paramount (i.e. natural habitat, scenic landscape element, and/or transportation corridor) and that the environmental objectives of the water body, either under the Water Framework Directive and Habitats Directive, be an overriding consideration for approval of planning applications for water-based activities.

The proposed amendment has been made based on a recommendation included in the Environmental Report and would help reduce the potential direct negative impact to water and indirect negative impact to biodiversity, flora and fauna identified previously. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective RE28

Require that planning applications for water-based leisure activities will be accompanied by an Impact Statement indicating that cultural heritage, water quality and hydrology will not be negatively impacted upon by the proposed activity. The potential for such developments to result in direct and indirect negative impacts on Natura 2000 Sites, particularly those designated for the protection of seabirds, which may be located some distance from the site of the proposed development, will be subject to screening for assessment under the Habitats Directive.

No negative impacts are anticipated to occur as a result of the proposed amendment. The proposed amendments have been made based on a recommendation included in the Environmental Report and input during the screening process and would help reduce the potential negative impacts to biodiversity, flora and fauna and cultural heritage identified previously.

Objective RE29

Require that any proposed development associated with water-based activity should be minimised and should be sited and designed to be unobtrusive and sensitive to the receiving environment. The potential for such developments to result in direct and indirect negative impacts on Natura 2000 Sites, particularly those designated for the protection of seabirds will be subject to screening for assessment under the Habitats Directive.

No negative impacts are anticipated to occur as a result of the proposed amendment. The proposed amendment has been made based on a recommendation included in the Environmental Report and would reduce the potential negative impact to biodiversity, flora and fauna identified previously. However, it is recommended that for clarity the following change to the proposed amendment is incorporated:-

Require that any proposed development associated with water-based activity should be minimised and should be sited and designed to be unobtrusive and sensitive to the receiving environment. The potential for such developments to result in direct and indirect negative impacts on Natura 2000 Sites, particularly those designated for the protection of seabirds, which may be located some distance from the site of the proposed development, will be subject to screening for assessment under the Habitats Directive.

CYCLING AND WALKING

Cycling and walking represent an important way to discover and enjoy the pleasures of the rural area. The Council will support initiatives to provide strategic cycling and walking routes which open access to the scenic coastal, river and hill features within the rural area. The retention of traditional rights of way will be facilitated, as will any proposed expansion of these rights of way which are consistent with the proper planning and sustainable development of the rural area. ~~The coastal footpath and the footpath along the Ward River, which have already commenced, will be expanded.~~ A route selection process will be undertaken for the proposed coastal footpath, and an investigation will be undertaken on the potential for the expansion of the existing Ward River footpath.

Completion of a route selection process will significantly contribute to ensuring the cumulative impacts of this proposal are taken into account and will contribute to ensuring the most sustainable route is selected.

Objective RE30

Support the provision of proposed long distance walking trails which give access to scenic coastal and river features, subject to screening for assessment under the Habitat's Directive ~~Appropriate Assessment screening.~~

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE31

Map and document existing rights of way on a phased basis, within the life cycle of this Development Plan. This work will be completed in consultation with the public, for inclusion in the Development Plan by way of a Variation, subject to the availability and prioritisation of resources within the Council.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE34

Support the development of Sli na Slainte, National Waymarked Ways and the Fingal Coastal Way in partnership with Fingal Tourism, Fingal Sports Partnership, and the Department of Arts, Sports and Tourism with any proposed works related to this issue being subject to screening for ~~Appropriate~~ assessment under the Habitat's Directive.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE40

Support cycling, walking groups and local communities in the development of possible way-marked walking and cycling routes.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE41

Allow rural landscape into urban landscapes through the provision of greenways and linear parks.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

Objective RE43

Permit home-based economic activities in existing dwellings, where by virtue of their nature and scale, the activities can be accommodated such that the proposed activity does not impact in an excessively negative way on:

- (1) the operation of agriculture or horticulture farms in the vicinity,
- (2) the rural ecology and landscape of the area,
- (3) any adjacent residential use,
- (4) the primary use of the dwelling as a residence.

The inclusion of the reference to rural ecology would be expected to reduce potential negative impacts to water if the carrying capacity of the area is considered prior to development. No negative impacts are anticipated to occur as a result of the proposed amendment..

Objective RE45

Encourage the re-use of redundant buildings within Rural Villages as accommodation for small and medium sized enterprises.

No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.

LAND RECLAMATION AND AGGREGATE EXTRACTION

Objective LC01

Prohibit mineral extraction and land reclamation along the coast, particularly in proximity to estuaries, except where it can be demonstrated that there will be no significant adverse impact on the environment, visual amenity, and heritage or the Conservation Objectives of Natura 2000 Sites.

The inclusion of the reference to the 'Conservation Objectives of Natura 2000 sites' further strengthens the positive nature of this objective. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective LC02

Ensure that any future proposals for extraction of aggregates ~~along the coast~~ and land reclamation proposals include an assessment of the impact(s) on the natural and cultural heritage, and on the coastal processes of erosion, deposition and flooding. Any such proposals may need to be accompanied by an Environmental Impact Statement and/or screening for assessment under the Habitats' Directive.

The proposed amendment has been made based on a recommendation included in the Environmental Report and further reinforces the value of this objective. No negative impacts are anticipated to occur as a result of the proposed amendment.

Objective LC05

Preserve and protect wetlands, coastal habitats, and estuarine marsh lands in the coastal zone from inappropriate development, including land reclamation. Any proposals for land reclamation in the coastal zone shall be subject to screening for assessment under the Habitats Directive and to an assessment of impacts on any such wetlands, coastal habitats, and estuarine marsh lands and its impacts on coastal processes including erosion, deposition, and flooding.

The proposed amendment further reinforces the value of this objective. No negative impacts are anticipated to occur as a result of the proposed amendment.

2.9 CHAPTER 9: LAND USE ZONING

9.1 LAND USE ZONING OBJECTIVES

Objective Z02

Prepare technical guidance notes on the use classes within 3 months of the adoption of the Development Plan.

The proposed new objective is a constructive one as the preparation of technical guidance notes for the proposed land use classes will aid in their interpretation in future. No negative impacts are anticipated to occur.

9.5 ANCILLARY USES

Objective Z06

Ensure that developments ancillary to the parent use of a site are considered on their merits.

The proposed new objective would not be expected to result in significant negative impacts so long as the other objectives within the Plan, which call for sustainable development and consideration of environmental issues, are implemented.

9.6 ZONING OBJECTIVES, VISION AND USE CLASS

ZONING OBJECTIVE “HT” HIGH TECHNOLOGY

Objective: Provide for office based, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.

No additional significant impacts (either positive or negative) would be expected to result from the revised HT zoning, outside of any already identified in the Environmental Report.

ZONING OBJECTIVE “ME” METRO ECONOMIC CORRIDOR

Objective: Facilitate opportunities for high density mixed use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro Economic Corridor.

No additional significant impacts (either positive or negative) would be expected to result from the revised ME zoning, outside of any already identified in the Environmental Report.

ZONING OBJECTIVE “RB” RURAL BUSINESS

Objective: ~~Provide for and facilitate agri-business~~ Provide for and facilitate rural related business which has a demonstrated need for a rural location.

The proposed amendment is in line with the recommendation in the Environmental Report that developments in this zone should be in keeping with the vision of the zoning objective to protect and promote the rural nature of the area.

ZONING OBJECTIVE “RW” RETAIL WAREHOUSING

Objective: Provide for retail warehousing development.

It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.

2.10 ADDITIONAL MANAGER’S RECOMMENDATIONS

A number of further amendments to the draft Written Statement were also proposed by the Manager during the subsequent meetings. These are as follows:

Additional Manager's Recommendations Written Statement Chapter 1: Strategic Overview

Ref.	Additional Manager's Recommendations	Screening Response
MR 1.6(A) NEW OBJECTIVE - SWORDS	Include new Objective Swords to read: Promote and enhance the identity of the town centre through the identification of a Civic Quarter (at the junction of Main Street/North Street) and Cultural Quarter (located along Dublin Street, linked into Pavilions Development Area and Ward River Valley Park). These two key activity nodes/focal public spaces will build on the existing character areas within the Town Centre and link existing retail/commercial areas.	No significant negative impacts would be expected to occur as a result of inclusion or implementation of the proposed objective.
MR 10.13 NEW OBJECTIVE AT SUTTON VILLAGE	Insert new objective Sutton 3 in the Settlement Strategy as follows: Enhance traffic management in Sutton Village and the immediate environs.	This is the same objective as Sutton 3 included in the Written Statement. See discussion of this objective in Section 2.1 of this document.

Additional Manager's Recommendations Written Statement Chapter 4: Physical Infrastructure

Ref.	Additional Manager's Recommendations	Screening Response
MR 4.1(A) CAR PARKING STANDARDS	Insert at end of Note 8 (page 96) in relation to Car Parking Standards. The following: Parking spaces provided within the general circulation of a development should not be assigned individually or to a group exclusively in a manner that would impede those areas being taken in charge as public roads.	No significant impacts (either positive or negative) would be expected to result from inclusion of the identified text.

Additional Manager's Recommendations Written Statement Chapter 6: Archaeology and Architectural Heritage

Ref.	Additional Manager's Recommendations	Screening Response
MR 6.3 (A) RPS ADDITION	No. 32 – former Smyths Factory, Railway Street, Balbriggan.	The inclusion of the former Smyths Factory in the Record of Protected Structures (RPS) would be expected to result in positive direct impacts to cultural heritage. No significant negative impacts would be expected to occur as a result of inclusion of the former Smyths Factory in the RPS.

Additional Manager’s Recommendations Written Statement Chapter 7: Urban Fingal

Ref.	Additional Manager’s Recommendations	Screening Response
MR 7.4 (A)	Add new objective after Table RD03 as follows: Require in areas of high density and where high capacity public transport modes such as heavy rail, metro and QBC are provided and where the dominant building style in new schemes is apartments/duplexes; a 10% increase on residential apartment sizes for 3 and 4 bedroom units.	Positive impacts for population and material assets would be expected as a result of the proposed amendment by making apartment/duplex residences more sustainable and allowing a tenure mix suitable for a cross-section of the community.

Additional Manager’s Recommendations Written Statement Chapter 8: Rural Fingal

Ref.	Additional Manager’s Recommendations	Screening Response
MR 8.3 (A)	<p>Include in Section 8.3 of the Draft Plan, under the heading Rural Clusters - Settlement Strategy and after Objective RC03 the following text:</p> <p>For the purposes of the settlement strategy for rural clusters, rural generated housing need is defined as either:</p> <p>Persons currently living and who have lived continuously for the past ten years or have previously lived for a minimum of ten continuous years or;</p> <p>Persons working continuously for the past ten years within areas of the County currently zoned rural. These areas are Rural Village (RV), Rural Cluster (RC), Agriculture (RU), Greenbelt (GB) or High Amenity (HA).</p> <p>In defining the catchment area for the rural clusters, the rural area of the County is divided into two – the Metropolitan Area and the Hinterland Area, as defined by the <i>Regional Planning Guidelines for the Greater Dublin Area</i>.</p>	No significant impacts (either positive or negative) would be expected to result from inclusion of the identified text.

Additional Manager’s Recommendations Written Statement Chapter 9: Land Use Zoning

Ref.	Additional Manager’s Recommendations	Screening Response
ADDITIONAL MR 9.6 (A)	<p>Amend RU Use Classes related to Zoning Objective Table ‘Permitted in Principle’ as follows:</p> <p>Insert Footnote after ‘Agricultural Buildings’ to read ‘including buildings to provide for preparation of produce sourced from the site/farm’.</p>	<p>No additional significant impacts (either positive or negative) would be expected to result from the revised permitted in principle section of this zoning objective, outside of any already identified in the Environmental Report, so long as the caveat regarding produce being sourced from the site/farm is strictly implemented.</p>

2.11 MAPS / SHEETS

A number of amendments, alterations have been proposed on each of the 16 sheets of maps contained within the draft Plan. The individual sheets are reviewed in the following tables.

One significant county-wide Manager's Amendment has been proposed, as follows:

MR OS: Proposal to rationalise the zoning of open spaces across the County to OS, which are labelled MR OS on individual sheets.

No additional significant impacts (either positive or negative) would be expected to result from the OS amendment, outside of any already identified in the Environmental Report.

In addition, there are Manager's Recommendations which include for the provision of residential zoned land additional to that which is already provided in the current Plan. The Planning and Development Acts 2000-2010 place a statutory obligation on planning authorities to ensure that sufficient land is zoned in the Development Plan to meet housing requirements over the plan period. The Planning and Development Act 2010 also requires that Development Plans are consistent with Regional Planning Guidelines. This includes the need to have matching social and physical infrastructure with zoning and to ensure that the housing targets set out in the Regional Planning Guidelines are matched by the required quantum of zoned land.

As noted in the SEA Environmental Report (p. 26), Fingal has approximately 1,300 hectares of land zoned for residential development which remains undeveloped or with housing still under construction. This land will provide well in excess of the RPG target of 31,935 residential units for the years 2010-2020. In addition, these 1,300 hectares do not include the full potential for infill and consolidation in existing towns and built-up areas. Therefore, it is clear that Fingal currently has in excess of the requirement for zoned lands to meet residential needs for the nine years following adoption of the Plan. As such, provision of additional residential zoned lands within the draft Plan could be considered inconsistent with the Regional Planning Guidelines and the Development Plan's associated Core Strategy and also potentially unsustainable, particularly where an intensification of land use is not matched by the provision of sufficient infrastructure (e.g. water, wastewater and public transport) in the area to cater for the needs of new development.

Sheet 2: Fingal North

Ref.	Manager's Recommendation	Screening Response
MR 2.1 OMIT LAP DESIGNATION AT COURTLOUGH	Omit LAP designation on eastern side of motorway at Courtlough.	No additional significant impacts (either positive or negative) would be expected to result from the proposal. It is noted that much of the land on the eastern side of Courtlough has already been developed therefore a LAP requirement would be redundant. No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report.
MR 2.2 EXTEND THE RV BOUNDARY IN GARRISTOWN	Extend RV boundary in Garristown at the Glanbia site to the east and in areas to the southeast and west.	No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report.
MR 2.3 MINOR EXTENSION OF RV AT NAUL MILL	Minor extension of RV at Naul Mill to reflect existing permission under F04A/0238.	No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report.
MR 2.4 NEW LOCAL OBJECTIVE AT RATHMOONEY RB	New local objective at Rathmooney RB (Country Crest): Facilitate the development of value-added food opportunities which complement locally sourced produce supported by green energy technologies.	This new objective remains within the RB zoning which seeks to encourage rural business in an effort to revitalise and strengthen the rural community. No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report.
MR 2.5 NEW LOCAL OBJECTIVE AT THE NAUL	Insert new local objective at the Naul as follows: Any development on these lands shall have regard to the Department of Education's requirement to extend the existing school site.	No additional significant impacts (either positive or negative) would be expected to result from the new objective.
MR 2.6 NEW LOCAL OBJECTIVE AT SCHOOL SITE AT THE NAUL	Insert new local objective at school site at the Naul as follows: Facilitate the expansion of the existing school.	This new local objective is a localised version of the policy Strategic Policy 17, Section 1.3 of the Plan. As such no additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of those already identified in the Environmental Report. Previous identified impacts include potential negative impacts on biodiversity, flora and fauna, soils, cultural heritage and landscape due to provision of new infrastructure. HDA screening at the project level will be required for this local objective.

Ref.	Manager's Recommendation	Screening Response
MR 2.7 NEW LOCAL OBJECTIVE ON LANDS AT SOUTH OF COURTLOUGH	Insert new local objective on lands at south of Courtlough between M1 and R132 as follows: Development on these lands, if any, will be restricted by the extent of flooding on the lands and will be further informed by the outcome of the options appraisal process which forms part of the FEMFRAMS study.	The proposed amendment would be expected to result in positive impacts with regard to biodiversity, flora and fauna, material assets, soils and water. This local objective reflects the strategic policy commitment given in Strategic Policy 2, Section 1.3 of the Plan.

Sheet 3: Fingal Central

Ref.	Manager's Recommendation	Screening Response
MR 3.2 INSERT NEW OBJECTIVE AT OLDTOWN	Insert new objective at Oldtown: Provide for pedestrian access from new development through the RV lands to the village core.	No negative impacts are anticipated as a result of this proposed amendment.
MR 3.3 INSERT NEW OBJECTIVE AT OLDTOWN (ORCHARD ESTATE)	Insert new objective at Oldtown: Provide for vehicular and pedestrian access to the RV lands to the rear of The Orchard housing estate.	This new local objective is a localised version of Strategic Policy 12 in Section 1.3 of the Plan, which seeks to promote controlled growth of rural villages and clusters. This localised vehicular and pedestrian access is unlikely to result in additional significant impacts (either positive or negative).
	Amend Local Objective 304 to read: Provide for Local Support Facilities for the local working population within the Food Park to include: Cafeteria/Retail Shop (to cater for immediate needs)/First Aid Centre/Nursery/Childcare Facilities.	No additional significant impacts would be expected to result from the amendment.

Sheet 4: Balbriggan

Ref.	Manager's Recommendation	Screening Response
MR 4.1 LANDS AT FOLKSTOWN	Extend LAP into GE lands to the west of the town adjacent to the M1.	No negative impacts would be expected to occur as a result of this amendment. In addition, positive impacts would be expected to result as this area would now be subject to a LAP which will require both SEA and AA. The recommendations of these lower level assessments will be taken on board in the LAP.

Ref.	Manager's Recommendation	Screening Response
MR 4.2 LANDS AT CASTLELANDS	Zone lands in Castlelands LC to reflect LAP and permitted use.	No negative impacts would be expected to occur as a result of this amendment.
MR 4.3 LANDS AT STEPHENSTOWN	Change zoning in Stephenstown from HT to GE to the west of the indicative road within the existing LAP.	No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report for GE. It is noted that even with the loss of this area of HT zoning, there is still HT lands in the area which are likely to be sufficient for purpose in the lifetime of this plan.
MR 4.4 LANDS AT STEPHENSTOWN	Remove Local Objective 36. Allow for Logistics and Vehicle Sales Outlet.	No negative impacts would be expected to occur as a result of this amendment.
MR 4.5 LANDS AT STEPHENSTOWN	Insert new Local Objective on lands at Stephenstown, proposed to be zoned GE, as follows: Allow for Education, Hotel and Conference Centre uses.	GE does not currently permit hotels, education etc. Given the types of uses permitted under GE the inclusion of <i>Education, Hotel and Conference Centre</i> uses is queried. It is noted that an LAP exists for Stephenstown and under this document lands were zoned as GI which did permit education and hotel facilities. This amendment would reconcile the differences between the old GI zoning and the newer GE.
MR 4.6 LANDS AT FLEMINGTON	Relocate the Specific Objective for a burial ground further to the north.	No negative impacts would be expected to occur as a result of this amendment.
MR 4.7 SPECIFIC OBJECTIVE AT WEST BALBRIGGAN	Remove the Specific Objective for an LAP on the RA zoned lands.	Under the RA zoning there is already a requirement for LAP therefore no negative impacts would be expected to occur as a result of this amendment.
MR 4.9	Relocate Objective 2 (gateway strategy) further to the south.	No negative impacts would be expected to occur as a result of this amendment, outside of those already identified in the Environmental Report.
MR 4.11 SPECIFIC OBJECTIVE AT THE PAC-ON SITE	Insert a new Local Objective at the Pac-On site: Facilitate the expansion of the existing waste management facility.	No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report; however it is recommended that the objective includes a reference to "sustainable" to ensure that the existing business is expanded in the context of current best practice.

Ref.	Manager's Recommendation	Screening Response
MR 4.12 LANDS AT BALROTHERY	Change zoning on lands to northeast of Balrothery from GB to OS to provide for inclusion of the entire golf course lands into OS zoning.	Although it is recognised that the GB zoning will still permit golf courses, it is considered that the OS zoning reduces the possible uses of the land to recreation only and will protect the long-term community benefits of the land. No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report.
MR 4.13 LANDS AT BALBRIGGAN	Insert new objective on Balbriggan Public Realm: Facilitate the implementation of the recommendations of the Balbriggan Public Realm Plan and any associated works subject to the availability of appropriate public and other funding resources.	No additional significant impacts would be expected to result from the proposal.
MR 4.14 SPECIFIC OBJECTIVES FOR SCHOOLS BALBRIGGAN	Remove total of three specific objectives for schools, two in northwest Balbriggan (one on existing school site at Balbriggan Educate Together and one shown on RA lands for which a St. George's NS has been built to the south, zoned C1) and one on lands at Castlelands (on Bracken Educate Together and Gaelscoil Bhaile Brigin site).	No additional significant impacts would be expected to result from the proposal. The two schools in the northwest have been delivered.
	Amend Local Objective 7 to read: Allow low density housing - circa 12 per hectare (5 per acre) gross, in accordance with a Masterplan. Access to these lands from the N4 R132 shall form part of the Gateway Strategy for the northern approach to Balbriggan and shall include provision for significant traffic calming.	No additional significant impacts would be expected to result from the amendment.

Sheet 5: Skerries

Ref.	Manager's Recommendation	Screening Response
MR 5.1 NEW LOCAL OBJECTIVE FOR SKERRIES RAILWAY	Insert new Local Objective on GE zoned lands to west of railway line: Development on these lands, if any, will be restricted by the extent of flooding on the lands and will be further informed by the outcome of the options appraisal process which forms part of the FEMFRAMS study.	The proposed objective would be expected to result in positive direct impacts to water and soils and indirect positive impacts to biodiversity, flora and fauna. In addition, the inclusion of the proposed objective is in line with Strategic Environmental Objective 5, "Contribute to mitigation of, and adaptation to, climate change and air quality issues" and is in line with the philosophy of the Water Framework Directive and Floods Directive. No negative impacts would be expected to occur as a result of this new objective.

Ref.	Manager's Recommendation	Screening Response
MR 5.2 NEW LOCAL OBJECTIVE AT HOME FARM	Insert new Local Objective at lands at Home Farm and Milverton: Protect the extensive archaeological remains identified by geophysical survey within this area.	The proposed objective would be expected to result in positive direct impacts to cultural heritage. In addition, the inclusion of the proposed objective is in line with Strategic Environmental Objective 11, "Protect, maintain and enhance the natural and built heritage of the County". No negative impacts would be expected to occur as a result of this new objective.
MR 5.3 ZONING AT CONVENT LANE	Zone TC to CI at Convent Lane, Holmpatrick National School.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 5.4 ZONING AT LOUGHSHINNY	Zone RS to CI at St. Brendan's National School site in Loughshinny.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 5.5 REMOVE OBJECTIVE SYMBOL AT BARNAGEERAGH	Remove specific objective symbol for school at Barnageeragh, Skerries Educate Together NS.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 5.6 AMEND LOCAL OBJECTIVE 53 – HARBOUR SKERRIES	Amend Local Objective 53 as follows: Prepare a Masterplan for the harbour area incorporating mixed-use development including community/recreational and marina/water sports facilities with improved accessibility and enhanced off-street car-parking. With regard to watersports, the Masterplan will also, through the Appropriate Assessment process, take full account of the important seabird colony SPAs that exist in the vicinity of Skerries.	The reference to the Appropriate Assessment process has been made as a result of a recommendation included in the appropriate Assessment and Environmental Report and would ensure that significant negative impacts to Natura 2000 sites are avoided. No negative impacts would be expected to occur as a result of the proposed amendment.

Sheet 6A: Lusk

Ref.	Manager's Recommendation	Screening Response
MR 6A.1 ZONING WEST OF LUSK	Zone HT to GE to the west of Lusk.	No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report for GE. It is noted that the area includes a quantum of HT even with this amendment and much of the remaining HT is close to transport links which better facilitates this type of land use. The alteration reflects the likely future needs in the area.
MR 6A.2 ZONING AT STATION ROAD	Minor extensions to TC zoning at Station Road to facilitate mixed use at this location.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 6A.3 ZONING NORTH OF LUSK	Zone RU to RA to north of Lusk (north of zoned Open Space lands), include within extended masterplan area and include a local objective as follows: Provide for larger family type houses to facilitate the upgrading of homes for families of existing two and three bedroom houses. A minimum of 80% of the housing units shall be 4 or more bed family homes, of which a minimum of 50% shall be detached houses.	In principal, the provision of a greater range of housing stock for the local community is a positive step and would have positive impacts for population and material assets; however, the location is queried as it is removed from the existing community and will be separated from services and facilities by RU to the north and OS zonings to the south. While these proposed houses would connect to the public water and wastewater networks, there is still a requirement for other related services such as electricity and waste. The location of the houses, removed from the town is likely to result in additional negative impacts on air quality and climate as a result of higher transport needs to both deliver services e.g. waste, and to avail of services, e.g. shopping.
MR 6A.4 ZONE SCHOOL SITE NORTH OF LUSK	Zone school site to north of Lusk from OS to CI.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 6A.5 NEW LOCAL OBJECTIVE AT RUSH/LUSK RAILWAY	Insert new Local Objective on lands at the Rush/Lusk railway station: Facilitate a café/newsagent within the railway station grounds to serve the needs of commuters using the station.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 6A.6 INSERT OBJECTIVE FOR K1 & K2	Correct omission in Draft Plan by insertion of Specific Objective for K1 and K2 as per the adopted LAP.	No significant impacts (either positive or negative) would be expected to result from the proposal.

Ref.	Manager's Recommendation	Screening Response
MR 6A.7 NEW OBJECTIVE ON STATION ROAD	Insert a new objective on Station Road as follows: Consider in accordance with the provisions of the Development Strategy for Lusk (Section 1.6, Written Statement) and its designation as a Moderate Sustainable Growth Town, the appropriate quantum of retail development in the town.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 6A.8 NEW LOCAL OBJECTIVE AT STATION ROAD	Amend Local Objective 154 to read: Promote the development of a shuttle bus service linking Lusk town to the mainline Bus Éireann services (Drogheda to Dublin) on the N4 R132 and/or the Metro in Swords.	No significant impacts would be expected to result from the amendment
MR 6A.9 NEW LOCAL OBJECTIVE FOR GATEWAY BUILDING	Insert Local Objective as follows (Masterplan area Station Road): Ensure, in relation to the phasing and siting of development within the Masterplan boundary area, that the main retail anchor be developed within the central section of this area in a manner which provides for appropriate sustainable integration with the existing town core.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 6A.9 NEW LOCAL OBJECTIVE FOR GATEWAY BUILDING	Insert Local Objective (Masterplan area Station Road) as follows: Consider a second smaller retail anchor, as well as local commercial/office development, at the eastern end of the Masterplan area, which shall be designed as a nodal gateway building with a strong streetscape urban edge at the eastern approach to Lusk town and which shall only be developed in tandem with a comprehensive development and expansion of the town centre, commencing with the delivery of the main retail anchor centrally within the scheme.	No significant impacts (either positive or negative) would be expected to result from the proposal.

Sheet 6B: Rush

Ref.	Manager's Recommendation	Screening Response
MR 6B.1 LANDS AT WHITETOWN ROAD	Reduce extent of GE at lands along Whitetown Road to omit the back gardens of houses fronting Channel Road so that the lands revert to RU and are contained within a revised boundary of the South Shore of Rush.	This will have positive impacts for Material Assets.

Ref.	Manager's Recommendation	Screening Response
MR 6B.2 REZONING OF LANDS AT RUSH	Rezone parcel of land adjoining existing TC from RS to TC.	No significant impacts (either positive or negative) would be expected to result from the proposal.
MR 6B.3 EXTEND DEVELOPMENT BOUNDARY	Extend Development Boundary around RS to east rezoned as part of Draft Plan and also around OS to north of Rush.	This relates to drafting of maps and will have no environmental impacts.
MR 6B.4 NEW OBJECTIVE IN KENURE LAP	Include proposed east-west urban street as a Specific Objective for an indicative road as adopted in Kenure LAP.	Potential negative impacts on BFF, W, S, CH and L as a result of construction related impacts. Linear infrastructure can result in habitat fragmentation with resultant negative impacts for BFF. Positive impacts anticipated for AQ/C, PHH and MA. As noted in the SEA environmental report, all new transportation infrastructure shall be subject to an HDA screening at the project level.

Ref.	Manager's Recommendation	Screening Response
<p>MR 6B.5 RELOCATE LOCAL OBJECTIVE 183</p>	<p>Relocate Local Objective 183 to the west onto OS zoned land and amend wording to read as follows: Examine the feasibility of developing a marina and auxiliary and associated facilities designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on Natura 2000 sites and species protected by law. The potential for such developments to result in direct and indirect negative impacts on Natura 2000 sites will be subject to screening for assessment under the Habitats Directive.</p>	<p>The reference to <i>examining the feasibility and avoidance of impacts on Natura 2000 sites</i> has been made in response to concerns included in the Appropriate Assessment, Environmental Report and submissions received.</p> <p>The HDA previously recommended the removal of this Objective (previously MD6B.1) from the plan, as follows:</p> <p>“Sheet No 6B (Rush) MD 6B.1: “Develop a marina and auxiliary and associated facilities designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on the Natura 2000 sites and species protected by law.”</p> <p>This Objective proposes the development of a Marina within the boundary of both <i>Rogerstown Estuary</i> cSAC and <i>Rogerstown Estuary</i> SPA. It is considered highly likely that project-level Appropriate Assessment would conclude that such a development would have unacceptable negative impacts on the conservation objectives of these Natura 2000 sites. Based on a hierarchy of mitigation, avoidance is considered the best approach in this case. It is therefore recommended that this Objective should not be included in the Plan”.</p> <p>This conclusion also applies to the current Local Objective in its revised location, though it should be noted that the requirement to examine the feasibility of such a proposal in the first instance in the context of avoiding adverse impacts on Natura 2000 sites has been added to the objective as recommended previously in the HDA.</p> <p>It should be noted that the inclusion of the need for screening for Appropriate Assessment in the text of the objective is based on a recommendation from the HDA.</p>

Ref.	Manager's Recommendation	Screening Response
MR 6B.6 REMOVE OBJECTIVE 178	Remove Objective 178 prohibiting multi-unit housing estates.	In line with the analysis in Section 9.3, Landuse Zoning, Sheet 6B of the Environmental Report, it is noted that this area is directly adjacent to a number of EU designations and as such is considered highly sensitive to change. The area is also prone to flooding and is highly erodible putting additional pressure on both housing and the EU designations in the area. While the assessment recognises the need for some new builds to facilitate family members remaining in the area, additional high density development is not considered appropriate. It is therefore recommended that this objective remain. In addition, it is noted that to ensure no negative impacts on water, soil and biodiversity, flora and fauna as a result of insufficient wastewater treatment, it is recommended that the current policy of not allowing new residential development until the new wastewater treatment facility at Portrane is operational be continued. Until the FEMFRAMs study is completed (expected in 2010), it is recommended that development is not permitted in the South Shore area and that once the mapping is available this is used to prevent further development on the flood zone.
MR 6B.7 NEW LOCAL OBJECTIVE AT SOUTH SHORE	Insert new Local Objective in the South Shore: Allow for new houses, subject to normal planning criteria, which have demonstrated to the satisfaction of the Planning Authority that they cannot connect to mains drainage within a reasonable period of time, on sites no less than 0.2ha in size.	See above. This new objective has the potential for significant negative impacts in terms of soils, water and biodiversity as a result of requirements for septic tanks where they cannot connect to mains drainage. Where this connection cannot be achieved it is recommended that new houses not be permitted in line with sustainable development of the area. Once the Portrane WWTP has been completed, it is considered that sufficient lands are zoned which can be connected to satisfy the housing need.
MR 6B.8 NEW OBJECTIVE ON MAIN STREET, RUSH	Insert a new objective on Main Street as follows: Consider in accordance with the provisions of the Development Strategy for Rush (Section 1.6, Written Statement), and its designation as a Moderate Sustainable Growth Town, the appropriate quantum of retail development in the town.	No significant impacts would be expected to result from the proposal.
MR 6B.9 REZONE LANDS IN KENURE	Rezone RA to OS within part of the Kenure RA lands to facilitate a riparian strip.	This proposal will have positive impacts on water, biodiversity, flora and fauna.
MR 6B.10 REZONE LANDS AT ST. CATHERINE'S AVENUE	Rezone RS to CI at St. Catherine's NS, The Avenue, St. Catherine's Estate.	No significant impacts would be expected to result from the proposal.

Ref.	Manager's Recommendation	Screening Response
MR 6B.11 REZONE LANDS AT RUSH BOYS NS ON CHANNEL RD	Rezone TC to CI at Rush Boys NS on Channel Road.	No significant impacts would be expected to result from the proposal.

Sheet 7: Donabate and Portrane

Ref.	Manager's Recommendation	Screening Response
MR 7.1 LANDS AT THE BURROW	Rezone lands at the Burrow, Portrane from HA to RU.	It is noted that the RU zoning is more flexible than HA in terms of housing provision and this may lead to negative impacts on biodiversity, soils and water in particular but positive impacts are anticipated for material assets and population where local people and families may wish to remain in the area.. It is noted that the amendment reflects rural housing policy.
MR 7.2 LOCAL OBJECTIVE 189	Omit Local Objective 189. This study for the Burrow has been undertaken.	No significant impacts (positive or negative) would be expected to result from the proposal.
MR 7.3 LANDS AT BLAKE'S CROSS	Insert local objective at Blake's Cross to read: Facilitate the expansion of the existing waste management facility.	Given the proximity of the facility to the estuary and the presence of a water body through the site, there is potential to impact on biodiversity, flora, fauna and soils as a result of any expansions. It is therefore recommended that the objective be reworded to include reference to sustainable expansion of the facility and subject to Appropriate Assessment Screening at the project level.
MR 7.4 LOCAL OBJECTIVE AT ST ITA'S	Insert Local Objective in St Ita's to read: Undertake a feasibility study of St Ita's, in conjunction with the Health Service Executive, to determine the optimal future sustainable use of this complex in line with Portrane's position in Fingal's Settlement Strategy. The study will explore the development of new modern psychiatric health care and ancillary facilities taking cognisance of the cultural, visual and ecological sensitivities of the site. The study will also prioritise the re-use of the existing buildings, including protected structures on site and also maintain and provide for an appropriate level of public accessibility through the site.	While it is noted that the objective seeks to undertake a feasibility study and as such no significant impacts (positive or negative) would be expected to result from the proposal, it should be highlighted that such a study should have regard to the SEA carried out on the Donabate Local Area Plan, with particularly reference to recommendations for St. Ita's given sites value for local biodiversity.
MR 7.5 LANDS AT BALCARRICK	Rezone 6.2 hectares of land from RA to RS subject to Masterplan.	No significant impacts would be expected to result from the proposal, outside of any already identified in the Environmental Report.

Ref.	Manager's Recommendation	Screening Response
MR 7.6 RAILWAY OBJECTIVE	Amend Local Objective 223 to read: Support the upgrade of the railway line and facilities to Donabate.	As noted in the Appropriate Assessment, the upgrade of this railway line could lead to negative impacts on Natura 2000 sites and species in the area and the proposal should be subject to Appropriate Assessment screening at the project level. It is recognised that the amended version of the objective no longer seeks to provide such an upgrade but will support a proposal should one be made. As such, at this Plan level, no significant impacts would be expected to result from proposed amendment.
MR 7.7 LANDS AT DONABATE	Amend Local Objectives 224 and 225 to read: Development in the area shall be conditional on the satisfactory outcome of the detailed topographical, hydrological and visual / landscape / environmental impact assessments including appropriate assessment screening. The layout and design of the future residential area shall provide for visual mitigation measures including substantial set backs from the road boundaries (Hearse Road & Coast Road & Balcarrick Road). The route of the Donabate Southern bypass shall be conditional on the satisfactory outcome of detailed topographical, and visual/landscape impact assessments in tandem with these assessments a Traffic Management Plan shall be prepared for the town centre. The Coast Road to continue to function only as a local service access with traffic management. Viewing lay-bys to be provided along the road. The area alongside the southwestern and southern boundaries including the River Pill and bridge to form part of the pedestrian walkway/wildlife area. An independent pedestrian walkway and wildlife area to be reserved along the railway embankment and alongside the southwestern and southern boundaries, to link with the Broadmeadow and the Malahide Estuaries, Newbridge Demesne and railway station. Natural/neutral colours to be used in building materials.	This amendment will lead to positive impacts for the environment. It should be noted that an EIS has been submitted to An Bord Pleanála regarding the Donabate Southern Bypass, which includes a visual and landscape impact assessment of the current proposed route.
MR7.8 LANDS AT THE BURROW	Insert New Local Objective to read: Provide a maximum of 10 units per hectare, with a minimum site size area of 1000 sq m and a maximum roof height of 6.65 metres over the prevailing established ground level. All new houses to connect to mains drainage with no provision for on site treatment systems.	This new objective is located in RU lands and would permit a higher density of houses than stipulated here. The reduction in density is therefore considered a positive impact for biodiversity, water and soils; however, negative impacts may be experienced for material assets and cultural heritage where local people or family members cannot be accommodated.

Ref.	Manager's Recommendation	Screening Response
MR7.9 LANDS AT BURROW	Insert New Local Objective to read: Provide a maximum of 7.4 units per hectare, with a minimum site size area of 1350 sq m and a maximum roof height of 6.15 metres over the prevailing established ground level. All new houses to connect to mains drainage with no provision for on site treatment systems.	See above.

Sheet 8: Swords

Ref.	Manager's Recommendation	Screening Response
MR 8.1 LISSENHALL STRATEGIC STUDY AREA	Change Urban Centre Strategy/Study Area to Future Lissenhall Strategic Study Area in 'Specific Objectives'.	This proposed change in name will have no significant impacts (positive or negative).
MR 8.2 RELOCATE RECORD OF PROTECTED STRUCTURE	Relocate RPS 341 to location where RPS 340 is situated and relocate this symbol to point further south.	This is amending errors in mapping. No environmental impacts anticipated.
MR 8.3 LANDS ALONG THE METRO ECONOMIC CORRIDOR	Insert Local Objective to read: Applications on lands zoned ME-Metro Economic Corridor for uses allowable under GE – General Employment zoning which would not compromise the overall vision for the ME zoning, the preparation of the Local Area Plan or the Metro North Railway Scheme shall be considered on their merits.	No significant impacts would be expected to result from the proposal, outside of any already identified in the Environmental Report.
MR 8.4 CHANGE ZONING FOR SCHOOLS SITES IN SWORDS	Change the zoning to CI for the three schools (Old Burrough National School, Colaiste Chóilim, cluster around Fingal Community College) and a number of additional community sites in central Swords.	No significant impacts would be expected to result from the proposal, outside of any already identified in the Environmental Report.
MR 8.5 INDICATIVE ROAD FOR WARD RIVER – WEST SWORDS	Insert indicative road for Ward River and West Swords.	Potential negative impacts on BFF, W, S, CH and L as a result of construction related impacts. Linear infrastructure can result in habitat fragmentation with resultant negative impacts for BFF. Positive impacts anticipated for AQ/C, PHH and MA. As noted in the SEA environmental report, all new transportation infrastructure shall be subject to an HDA screening at the project level.

Ref.	Manager's Recommendation	Screening Response
MR 8.6 ZONING AT RIVERVALLEY	Change the zoning to LC at Rivervalley.	No significant impacts would be expected to result from the proposal, outside of any already identified in the Environmental Report.
MR 8.7 REZONE LANDS AT FOSTERSTOWN METRO STOP	Change zoning to HT on lands adjacent to Fosterstown Metro stop and lands north of Airside distributor road. Site area 32 hectares.	No significant impacts would be expected to result from the proposal, outside of any already identified in the Environmental Report.
MR 8.8 OMIT LOCAL OBJECTIVE 286 AT AIRSIDE	Omit Local Objective 286. Provide for a limited amount of retail warehousing at this location.	No significant impacts would be expected to result from the proposal.
MR 8.9 REZONE AT AIRSIDE	Change zoning to RW at Airside and Nevinstown West.	No significant impacts would be expected to result from the proposal, outside of any already identified in the Environmental Report.
MR 8.10 NEVINSTOWN EAST	Change zoning to GE at Nevinstown East.	This amendment is reflecting the current development at the site. No significant impacts would be expected to result from the proposal.
MR 8.11 OMIT LOCAL OBJECTIVE AT AIRSIDE	Omit Local Objective 298 on HT lands at Airside. Applications for general employment uses on lands zoned HT-High Technology which would not compromise the overall vision for the HT zoning may be considered on their merits.	No significant impacts would be expected to result from the proposal.
MR 8.12 REZONE LANDS AT RATHINGLE	Change zoning from GB to OS at Rathingle.	No significant impacts would be expected to result from the proposal.
MR 8.13 REZONE LANDS AT RATHINGLE	Change zoning from OS to RS site area 0.32 hectares, the site is beside a larger area of RS zoning. Allow for more logical shape of site for development.	No significant impacts would be expected to result from the proposal.
MR 8.14 REZONE LANDS AT RATHINGLE	Change zoning to LC at Rathingle, reflecting the local retailing facilities on the ground.	No significant impacts would be expected to result from the proposal.

Ref.	Manager's Recommendation	Screening Response
ADDITIONAL MR 8.15 CIVIC QUARTER IN SWORDS	Amend Local Object 240 to read: Provide for the improvement and extension of the riverside walk from [a] the Ward valley to Swords estuary, and from [b] the estuary westwards along the Broadmeadow river including provision of a pedestrian link across the N4 R132 at the Broadmeadow River.	No significant impacts would be expected to result from the amendment.
AMR 8.16 CULTURAL QUARTER IN SWORDS	Promote the development of a Civic Quarter in Swords.	No significant impacts (positive or negative) would be expected to result from the proposal.
AMR 8.17 PROMOTE MULTI MODAL TRANSPORT INTERCHANGE	Promote the development of a Cultural Quarter in Swords.	No significant impacts (positive or negative) would be expected to result from the proposal.
	Promote the development of a multi-modal transport interchange, providing for strong vehicular and pedestrian links between the historic Town Centre, Pavilions development area and Ballysparks LAP area.	The proposed objective would be expected to result in positive impacts to air quality/climate, population and human health and material assets from provision of transport infrastructure options that take focus from private car use. The requirement for all new transportation infrastructure to be subject to HDA screening at the project level would apply to this objective.

Sheet 9: Malahide / Portmarnock

Ref.	Manager's Recommendation	Screening Response
MR 9.1	Change zoning of Church on Dublin Road, Malahide from RS to CI.	No significant impacts would be expected to result from the proposal.
MR 9.2	Change zoning of St. Andrew's School, Malahide from RS to CI.	No significant impacts would be expected to result from the proposal.
MR 9.3	Specific Objective for pedestrian and cycle route from Seapark Hill to Seamount Road and onto 'The Hill' Malahide.	As noted in the Environmental Report objectives for establishment of pedestrian and cycling facilities / routes as Local Area Objectives would be expected to have positive impacts for population and human health in particular by opening up access to open space from residential areas and also by creating links between sections of the wider community which do not rely on private car use.
MR 9.4	Rezone from OS to RS at Broomfield.	No significant impacts would be expected to result from the proposal.

Ref.	Manager's Recommendation	Screening Response
MR 9.5	Rezone HT lands at Belcamp to RA.	It is noted that all lands in this area are subject to a LAP. In the current situation, all HT lands are located to the north of the area with RA to the south. This amendment will see better integration of these land uses, leading to more appropriate urban design. No significant impacts would be expected to result from the proposal.
MR 9.6 NEW LOCAL OBJECTIVE ON THE RA LANDS IN BELCAMP	Insert a new Local Objective as follows on the RA lands in Belcamp: A minimum of 30% of the RA zoned lands are to be developed for High Technology uses.	No significant impacts would be expected to result from the proposal.
MR 9.8 OMIT LOCAL OBJECTIVE FOR WATER ACTIVITIES	Delete Local Objective 256 which reads, Facilitate water based leisure activities, as recommended by the Appropriate Assessment process.	The exclusion of this objective has been made as a result of a recommendation included in the Environmental Report and Appropriate Assessment and would ensure that significant negative impacts to Natura 2000 sites are avoided. No negative impacts would be expected to occur as a result of the proposed amendment.

Sheet 10: Balydoyle Howth

Ref.	Manager's Recommendation	Screening Response
MR 10.1 PROVIDE A NEW PUBLIC PARK AND RETIREMENT VILLAGE	Insert a new Local Objective as follows on the HA lands north of Baldoyle as follows: Provide for a public park and sensitively designed retirement village subject to screening for assessment under the Habitats Directive.	This new local objective within in HA zoning would be expected to result in negative impacts on the environment. The site lies immediately adjacent to two Natura 2000 sites; therefore, there is the potential for significant negative impacts to occur. As noted in the text of the objective, any development in this area will be subject to an HDA Screening at the project level. It is considered likely that a Stage 2 Assessment will be required.
MR 10.2 REZONE LANDS AT BALDOYLE HOSPITAL	Rezone site from CI to TC at Baldoyle.	No additional significant impacts (either positive or negative) would be expected to result from this amendment.
MR 10.3 REZONE LANDS AT ST MARY'S BALDOYLE	Rezone site from CI to RS at St. Mary's, Baldoyle.	No additional significant impacts (either positive or negative) would be expected to result from this amendment.

Ref.	Manager's Recommendation	Screening Response
MR 10.5 REZONE LANDS AT DUBLIN ROAD, HOWTH	Rezone church on Dublin Road Howth from RS to CI.	No additional significant impacts (either positive or negative) would be expected to result from this amendment.
MR 10.6 REZONE LANDS AT SUTTONIANS	Rezone site from OS to RS at Suttonians.	The rezoning of the site, which is currently occupied by a sports ground and club house, would not be expected to result in a significant negative impact. The site is located in proximity to the DART station and as such residents would be expected to be less reliant on private vehicles with resulting indirect impacts to air quality and climate. Any development in this area should be subject to an HDA screening at the project level.
MR 10.7 AMEND LOCAL OBJECTIVE AT CENTRE PIER	Amend Local Objective 442 as follows: Only development ancillary to the direct functioning and operations of the working harbour shall be permitted on the centre pier.	No additional significant impacts (either positive or negative) would be expected to result from the new objective.
MR 10.9 REZONE LANDS AT SUTTON CROSS	Rezone site from RS to TC at Sutton Cross.	No additional significant impacts (either positive or negative) would be expected to result from this amendment.
MR 10.10 REZONE LANDS AT ST FINTANS, SUTTON	Rezone St. Fintans school from RS to CI.	No additional significant impacts (either positive or negative) would be expected to result from this amendment.
MR 10.11 LANDS AT CARRICKBRACK ROAD, HOWTH	Increase the 'Preserve Views' Specific Objective on Carrickbrack Road, Howth to link two existing views.	This amendment should have positive impacts on Landscape.
MR 10.12 LANDS AT WEST OF THORMANBY ROAD	Increase density restriction from 3 units per hectare to 5 units per hectare.	No additional significant impacts (either positive or negative) would be expected to result from this amendment.
MR 10.13 NEW OBJECTIVE AT SUTTON VILLAGE	Insert new Objective Sutton 3 in the Settlement Strategy as follows: Enhance traffic management in Sutton Village and the immediate environs.	This is the same objective as Sutton 3 included in the Written Statement. See discussion of this objective in Section 2.1 of this document.

Ref.	Manager's Recommendation	Screening Response
MR 10.14 AMEND OBJECTIVE AT BALSCADDEN BEACH	Amend Local Objective 430 to read: Maintain and protect the public amenity of the beach and improve public access to the beach, provided such increased public access is shown through AA screenings to be compatible with the conservation objectives of Baldoye Bay Special Protection Area and any other Natura 2000 sites which may be directly or indirectly impacted upon.	No negative impacts would be expected to occur as a result of this amendment. The reference to consideration of other Natura 2000 sites, outside of Baldoye Bay, in the text of the objective has been added based on recommendations in the HDA.

Sheet 11: South Fringe

Ref.	Manager's Recommendation	Screening Response
MR 11.1 REZONE LANDS AT DUBLIN AIRPORT	Rezone land to HT and subject to Masterplans at Dublin Airport. Insert new local objective(s) as follows: Consider within the context of the Masterplan, the nature and scale of appropriate HT uses and enterprise centre related to aviation and airport business, research and development associated with airports or aviation and Air Transport Infrastructure, having regard to the site's strategic location within the DAA lands.	No additional significant impacts would be expected to result from the proposal.
MR 11.2	New Local Objective to read: Support the construction of an oil pipeline from Dublin Port to provide fuel service to Dublin Airport.	This pipeline represents proposed linear infrastructure. This proposed construction is expected to have negative impacts on BFF, W, S, CH, MA, AQ/C, L and PHH as a result of construction related impacts. This linear infrastructure is expected to also lead to habitat fragmentation during the construction phase, as this piece of infrastructure is expected to be underground, with resultant negative impacts for BFF. As noted in the SEA environmental report, all new linear facilities shall be subject to an HDA Screening at the project level.
MR 11.3	Rezone land to GE at Dardistown (Metro Park).	No additional significant impacts would be expected to result from the proposal.

Ref.	Manager's Recommendation	Screening Response
MR 11.4	Remove LAP and indicate as Masterplan area at N32.	<p>An LAP is subject to statutory requirements and may require SEA. It is not a statutory requirement that the Masterplan is accompanied by an SEA therefore the proposed replacement of the LAP with Masterplan <u>has the potential to lead to cumulative environmental impacts</u> where cumulative impacts are not considered when the Masterplan is being developed.</p> <p>It is noted however in the SEA environmental report, that it was recommended that an SEA is undertaken when Masterplan is being developed In addition it is requirement that a HDA Screening be carried out when draft LAPs or Masterplans are being developed.</p>
MR 11.5	Amend Local Objective 362 to read: Prepare a Local Area Plan for these lands and ensure that development is phased having regard to the capacity of the road network and the delivery of future road network improvements.	The proposed amendment would be expected to result in positive impacts.
MR 11.6 LOCAL AREA PLAN FOR DARDISTOWN	New Local Objective: Facilitate within the Local Area Plan (Dardistown) appropriate uses to complement the high density employment generating activity with associated commercial development including hotels, professional services, medical, leisure, services ancillary to metro, appropriate retail at a level to serve the local population only, education – 3rd level, exhibition centre and conference centre.	No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report. This area is subject to a LAP and this will require both SEA and AA. The recommendations of this lower level assessment will be taken on board in the LAP.
MR 11.7	Insert Local Objective on lands at Cloghran –M50/M1/N32 to read: Provide for in the Master Plan, office based, research and development, and high technology type employment, and facilitate hotel with ancillary dancehall and public house uses, education, petrol station, and uses to support the significant local employment base such as restaurant, cafes and childcare uses.	No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report.
MR 11.8	Amend Local Objective 373 and 384 to read: Prepare a study on the long term optimum use of lands and the provision of employment-creating sites along the Metro West route. In the interim, planning applications will be assessed based on their merits with regard to the zoning objective and vision and the timeframe for delivery of Metro West.	<p>This amendment proposes the preparation of a study and as such it is not expected that additional significant impacts (either positive or negative) would result from the proposed amendments. As noted in the SEA environmental report, all new linear facilities shall be subject to an HDA screening at the project level.</p> <p>It is anticipated that <i>“the provision of employment-creating sites along the Metro West route should”</i> result in positive secondary impacts on air quality and climate through encouraging use of sustainable forms of transport. HDA screening at the project level will however be required for any new developments.</p>

Ref.	Manager's Recommendation	Screening Response
MR 11.9	Rezone land to ME with LAP at Santry.	The proposed amendment would be expected to result in positive impacts.
MR 11.10	Rezone land to Retail Warehousing (RW) at IKEA. Remove LAP requirement.	No additional significant impacts (either positive or negative) would be expected to result from the proposal, outside of those already identified in the Environmental Report.
MR 11.11	Rezone land to OS at Ballymun. Remove LAP requirement.	The proposed amendment to rezone HT to OS has the potential to result in positive impacts on primarily PHH and BFF. The area relates to existing pitches, west of the Ikea development. It is intended to keep the pitches in place and as such no development will take place on this lands therefore the removal of requirement for an LAP is not considered significant in this case.
MR 11.12	Rezone land to GE at Ballymun. Remove LAP requirement.	It is noted that much of the area is already under development e.g. Ikea, or in use as playing pitches referred to above. There is also planning permission for a recycling centre. The remaining two areas represent infill development and would not be conducive to a LAP process. It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment to rezone HT to GE.
MR 11.13	Amend local objective west of R108 to read: Facilitate provision of an underpass to include provision for a car, bus, cycle, and pedestrian link to link lands east and west of R108 to enhance connectivity.	The requirement for all new transportation infrastructure to be subject to HDA screening at the project level would apply to this objective.
MR 11.14	Rezone land HT at Swords Road.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment to rezone GE to HT.
MR 11.15	Rezone ME with LAP at Northwood.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment to rezone HT to ME. This area will be subject to an LAP and as such will undergo further SEA and AA.
MR 11.16	New Local Objective: Allow the re-location of existing units to facilitate connectivity to Northwood Metro Stop.	It is expected that a minor negative impact to MA would result from the proposed amendment.
MR 11.17	Rezone ME with no LAP at Northwood.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment to rezone HT to ME. Much of the land in this area is already developed and as such an LAP may be redundant. The addition of some residential in this area would be likely to have positive impacts.

Ref.	Manager's Recommendation	Screening Response
MR 11.19	Insert Local Objective to read: Enhance pedestrian links within and to Santry Demesne.	This amendment has the potential to impact negatively on BFF, though positive impacts to AQ and C would be expected. HDA screening at the project level will be required.
MR 11.20	Drop LAP requirement on HT lands at Ballymun.	The removal of LAP requirement in this case is unlikely to negatively impact the environment as much of the area has already been developed and an LAP would be redundant at this stage.
MR 11.21	Amend Local Objective 323 to read: Facilitate the development of a step-down nursing care facility with future access to development only permitted via existing local road network. An adequate setback on western boundary of the site should be provided for potential future road upgrades.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.

Sheet 12: North Blanchardstown

Ref.	Manager's Recommendation	Screening Response
MR 12.1	Zone HT to GE to rationalise zoning around ownership boundaries (Astellas site).	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment to rezone HT to GE.
MR 12.2	Zone GE to HT at Blanchardstown Corporate Park Phase 1 (west) and Phase 2 (east).	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment to rezone GE to HT.
MR 12.3	Remove specific objective for LAP on lands at Northwest Business Park.	It is recommended that all lands remain within the LAP designation to ensure no negative impacts on the receiving environment. The removal of LAP requirement has the potential to lead to negative environmental impacts.
MR 12.4	Zone WD to GE east of M2 at Coldwinters.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.
MR 12.5	Zone RU and GE to HI on lands at Huntstown Quarry including Huntstown Power Station and Council recycling centre lands	It is noted that the proposed amendment reflects existing development and permissions in the area and will not facilitate additional development. It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.

Ref.	Manager's Recommendation	Screening Response
MR 12.6	Zone RU to HI on lands to the east of Millennium Park.	This amendment has the potential to impact negatively on the environment and in particular on BFF. HDA screening at the project level will be required for any development at this site.
MR 12.7	Zone RU and OS to GE on lands at Ballycoolin which lie between revised road alignments.	It is noted that the proposed amendment reflects existing development. It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.
MR 12.8	Insert Local Objective on Panda recycling site at Ballycoolin as follows: Facilitate the expansion of the existing waste operation on this site where it can be demonstrated to the satisfaction of the Planning Authority that such expansion will not be incompatible with surrounding land uses.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed insertion of this local objective.
MR 12.10	Amend Local Objective 417 as follows: Prepare a study on the long term optimum use of lands and the provision of employment-creating sites along the Metro West route. In the interim, planning applications will be assessed based on their merits with regard to the zoning objective and vision and the timeframe for delivery of Metro West.	This amendment proposes the preparation of a study and as such it is not expected that additional significant impacts (either positive or negative) would result from the proposed amendments. As noted in the SEA environmental report, all new linear facilities shall be subject to an HDA screening at the project level. It is anticipated that <i>“the provision of employment-creating sites along the Metro West route should”</i> result in positive secondary impacts on air quality and climate through encouraging use of sustainable forms of transport. HDA screening will however be required for any new developments at the project level.
MR 12.11	Relocate Objective 428 (proposed bus gate) within GE lands and alignment of indicative road (Cappagh rd/North rd link).	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.
MR 12.12	Amend strategic cycle routes by way of addition. Note: Those cycle routes which have been implemented have been deleted.	The addition of further cycle routes would be expected to result in positive impacts on air quality, climate, population and human health. As noted in the SEA environmental report, all new linear infrastructure shall be subject to an HDA screening at the project level.
MR 12.13	Amend development boundary to include lands at Huntstown quarry.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.
MR12.14	Zone CI to RS on lands to southwest of Blanchardstown Institute of Technology to reflect existing residential use.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.

Ref.	Manager's Recommendation	Screening Response
MR 12.15	Rezoned lands from 'RU' to 'RA' at lands north of Tyrellstown.	<p>The lands are currently zoned RU. The site is located adjacent to a large area of residential development and is located within the development boundary.</p> <p>The potential intensification in land use across such a large site could result in potential impacts to water, biodiversity, flora and fauna, soils, landscape and cultural heritage. Several of these could be minimised so long as the existing infrastructure (e.g. water and wastewater) in the area is sufficient to cater for their needs. This area will be subject to an LAP and as such will undergo further SEA and AA. The findings of these processes will inform the LAP in order to avoid significant negative impacts.</p> <p>As noted previously in Section 2.12 of this document, there is already a sufficient amount of residential zoned land within the County. Provision of such a large quantum of residential zoned land in this area in particular could be considered inconsistent with the Core Strategy of the Plan.</p>
MR 12.16	Rezoned lands from 'RU' to 'LC' (with LAP) at lands north of Tyrellstown.	See above.
MR 12.17	Rezoned lands from 'RU' to 'OS' at lands north of Tyrellstown.	The proposed amendment is expected to result in positive impacts in a number of issue areas including biodiversity, flora and fauna and population as a result of provision of additional open space.
MR 12.18	Insert new objective N2 (near Kilshane Cross): Provide for additional units to accommodate homeless persons.	No significant impacts (positive or negative) would be expected to result from the proposed objective. These lands are located within the outer airport noise zone. Therefore, it is recommended that the objective includes a reference to the current best practice for developments within airport noise zones.

Sheet 13: South Blanchardstown

Ref.	Manager's Recommendation	Screening Response
MR 13.1	Rezoned OS to CI at Scoil Choilm, Porterstown Road	It is noted that the proposed amendment reflects existing development. It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.
MR 13.2	Zone RS to TC in Clonsilla at Cunninghams to recognise existing boundaries	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.

Ref.	Manager's Recommendation	Screening Response
MR 13.3	Insert new objective at Scribblestown (Teagasc site) as follows: <i>'Facilitate the expansion of existing facilities and the development of new facilities for education and scientific research. The format of future development to be sympathetic to its location in a designated sensitive landscape adjacent to the Tolka River Valley and the Royal Canal.'</i>	This amendment has the potential to impact negatively on the environment and in particular on BFF. HDA screening at the project level will be required.
MR 13.4	Relocate Objective 460 in Blanchardstown village to the east of Main Street to clarify that it is not on the 'coal yard site' but instead refers to lands around Fiat Dealer and Garda station.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.
MR 13.5	Amend indicative cycle routes by way of addition of new routes. Note: Cycle routes implemented on the ground have been deleted from the Map.	The addition of further cycle routes would be expected to result in positive impacts on air quality, climate, population and human health. As noted in the SEA environmental report, all new linear infrastructure shall be subject to an HDA screening at the project level.
MR 13.6	Relocate specific objective 'to protect and preserve trees, woodlands and hedgerows' from the Phoenix Park racecourse RA lands to the open space to south.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.
MR 13.7	Relocate Specific Objective for 'proposed school' within the Phoenix Park racecourse site to a location to the southwest of the site.	It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.
MR 13.8	Amend Local Objective 570 to read: Restore the Metal Bridge on the Lower Road and utilize it as a strategic pedestrian/cycle link from Farmleigh public car-park to Waterstown Park via Coates lands in co-operation with South Dublin County Council.	It is not expected that additional significant impacts would result from the proposed amendment.
MR 13.9	Insert new Local Objective along the Liffey Valley as follows: Provide for a strategic pedestrian/ cycle link across the River Liffey from lands at Holy Angels at the bottom of Knockmaroon Hill via a new bridge to Stewart's Hospital, Coates land and Waterstown Park.	This new local objective has the potential to impact negatively on the environment and in particular on BFF. HDA screening at the project level will be required.
MR 13.10 AMEND LOCAL OBJECTIVE AT SHACKLETONS MILLS	Amend Local Objective 558 along the Liffey Valley as follows: Acquire and develop a suitable car-parking site in the vicinity of Anna Liffey (Shackletons) Mills and upgrade the existing pedestrian/cycle path along the river bank westwards to connect with Lucan Village.	This amendment has the potential to impact negatively on the environment and in particular on BFF. HDA screening at the project level will be required.

Ref.	Manager's Recommendation	Screening Response
MR 13.12 INSERT NEW LOCAL OBJECTIVE AT LIFFEY VALLEY	Insert new Local Objective along the Liffey Valley as follows: Provide for a strategic pedestrian/cycle link connecting Lucan Bridge with St Catherine's Park via the lands at Bleach Green (north bank of Liffey).	This new local objective has the potential to impact negatively on the environment and in particular on BFF. HDA screening at the project level will be required.
MR 13.13 INSERT NEW OBJECTIVE AT CASTLEKNOCK COLLEGE	Insert new Local Objective at the grounds of Castleknock College as follows: Facilitate the re-use of Dowley House to alternative uses complementary to the college which has full regard to the setting and character of the adjacent Protected Structures.	It is not expected that additional significant impacts would result from the proposed new objective.
MR 13.14 AMEND LOCAL OBJECTIVE AT PHOENIX PARK GATES	Amend Local Objective 552 as follows: Protect the vistas and settings of the Phoenix Park Gates and ensure that development proposals in the vicinity of the Phoenix Park do not affect the Park's integrity and setting.	It is not expected that additional significant impacts would result from the proposed amendment.
	Amend Local Objective 440 as follows: Upgrade road surfacing and public lighting along the Hansfield Road to create a high quality pedestrian and cyclist route only .	It is not expected that additional significant impacts would result from the proposed amendment.

Sheet 15: Green Infrastructure 1

Ref.	Manager's Recommendation	Screening Response
MR 15.1 PROVISION OF NEW REGIONAL PARKS	Amend GIM8 to read: Provide new Regional Parks at the following locations: Baleally Lane, Mooretown/Oldtown (Swords), Baldoye and Dunsink subject to appropriate assessment screening.	This has been amended subject to the AA and the Environmental Report, it is not expected that additional significant impacts would result from the proposed amendment.

Sheet 16: Green Infrastructure 2

Ref.	Manager's Recommendation	Screening Response
MR 16.1 REMOVAL OF NATURE DEVELOPMENT AREA AT TOBERBURR	Remove part of the Nature Development Area in the townland of Toberburr.	This is amending errors in mapping. It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment.

Sheet 17: Green Infrastructure 3

No changes

3 COUNCILLORS' ADOPTED MOTIONS - SCREENING

This section identifies the environmental consequences of the motions made by the Councillors at a series of meetings on the Draft Plan between 12th October and 27th October 2010. These motions were adopted by the Councillor's at a meeting held on 8th November 2010.

3.1 MOTIONS RELATING TO ONE-OFF HOUSING

A number of motions proposed by the Councillor's relate to development of one off buildings or houses, small groupings of houses or other individual developments, e.g. leisure centres, garden centres. The following assessment addresses the screening of these types of motions and has not been repeated throughout the subsequent tables.

One-off houses/buildings and other individual developments, in particular where sited in sensitive areas (e.g. within or close to sensitive landscapes), can impact negatively on the environment. However, this potential is exacerbated when taken in combination with other such proposals, as they are likely to have cumulative and synergistic negative impacts on a number of environmental receptors, e.g. biodiversity, water, material assets and landscape, due to the spread of dispersed development across the rural areas of the County.

It is noted that a commitment has been given to implementation of the measures included in the Eastern RBD River Basin Management in Chapter 4 Physical Infrastructure of the draft Fingal County Development Plan Written Statement. The requirements for these measures will be applied when new infrastructure is being sited in order to reduce negative impacts on water. This will be particularly important for proposed objectives relating to one-off houses which will require on-site wastewater treatment systems. Issues relating to increased septic tank usage in rural and sensitive areas may impact on the ability of rivers, groundwaters and transitional waters in Fingal to meet targets for 'Good' water status under the Water Framework Directive.

3.2 MOTIONS RELATING TO RESIDENTIAL ZONED LANDS

A number of motions made by the Councillor's relate to the inclusion of additional residential zoned land within the draft Plan. As noted previously in **Section 2.11**, motions relating to the provision of additional residential zoned lands in the County could be considered inconsistent with the Plan's Core Strategy as well as the Regional Planning Guidelines given the quantum of residential zoned land already available in the County.

Written Statement Chapter 1: Strategic Overview

Ref.	Councillors' Motions	Screening Response
MOTION NO. D 1.6/1 PROVISION OF A LIBRARY IN DONABATE Cllr C. Daly	Insert new Objective Donabate 7: Provide a library in the town.	No significant negative impacts would be expected to occur as a result of inclusion or implementation of the proposed objective.
MOTION NO. D 1.6/2 HGV PARKING Cllr C. Daly	Insert new Objective Rush 12: Facilitate the development of an area for HGV parking.	The potential for this objective to result in significant environmental impacts is dependent on its location and size and could include impacts to water, soils and biodiversity, flora and fauna as well as population due to potential nuisance noise). Given Rush's coastal location and proximity to a number of Fingal's EU designated areas are coastal, it is recommended that proposals for the development listed in this objective be accompanied by an appropriate assessment that includes cumulative impacts as well as an environmental assessment. It is also noted that a new Motorway Service Area, which includes HGV parking and suitable facilities, has recently been built on the M1 at Lusk.
MOTION NO. D 9.1 PRIMARY SCHOOL MALAHIDE Cllr P. Coyle	Objective Malahide 10: Investigate the appropriate location for an additional primary school in Malahide, taking particular account of the demographics in the western part of Malahide, in agreement with the Department of Education & Skills'.	No significant impacts would be expected to result from the proposal to investigate appropriate location for an additional new primary school.
MOTION NO. D13.14 LANDS FOR COMMUNITY HORSE & PONY FACILITIES Cllr M. Waine	Add a new general objective on Blanchardstown South that would read: Seek to provide community horse and pony facilities such as stables and related facilities for recreational use for local community.	A location for the proposed objective has not been provided. No significant negative impacts would be expected to occur as a result of the proposed objective, so long as the placement of the proposed objective considers the potential for impacts to biodiversity, water, air quality and climate.

Written Statement Chapter 2: Enterprise and Employment

No further changes.

Written Statement Chapter 3: Green Infrastructure

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 3.3/2 WALKING & CYCLING ROUTES – LIFFEY VALLEY Cllr P. Hamill</p>	<p>Add the following Objective after Objective GI25: Ensure all proposed walking and cycle routes in the Liffey Valley are sited and designed to ensure the protection of the Valley's heritage including its biodiversity and landscapes.</p>	<p>The inclusion of this objective would be consistent with the Strategic Environmental Objective for Landscape and its sub-objective to protect SAOs as well as the Strategic Environmental Objective for Biodiversity, Flora and Fauna. No negative impacts are anticipated.</p>

Written Statement Chapter 4: Physical Infrastructure

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 4.1/1 POST-PRIMARY SCHOOLS – AMENDMENT TO TABLE T01 Cllr A. Devitt</p>	<p>Replace the wording for Post Primary Schools which currently reads 'Cycle spaces to be provided for 50% of children and 1 space for every 5 members of staff' with 'Cycle spaces to be provided for 25% of children and 1 space for every 5 members of staff'.</p>	<p>A decrease in the minimum requirement for cycle parking would be expected to result in significant negative direct and indirect impacts to population, human health, air quality and climate.</p>
<p>MOTION NO. D 4.1/2 AMENDMENT TO OBJECTIVE TO12 Cllr C. O'Callaghan</p>	<p>Amend Objective TO12 by deleting "during the lifetime" on 4th line and insert "within three years of the adoption".</p>	<p>No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.</p>

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 4.2/1 RAIN WATER HARVESTING Cllr C. O'Callaghan</p>	<p>Reword Objective DW05 to read: Require the use of best practice with regard to water conservation in all developments and require rain water harvesting in new developments where appropriate.</p>	<p>Objective DW05 currently states: <i>Require the use of best practice with regard to water conservation in all developments.</i></p> <p>The addition of a requirement to include rainwater harvesting would be expected to result in positive direct and indirect impacts to water, material assets, air quality and climate due to the reduced need for raw water treatment and a resultant decrease in pressure on existing infrastructure and energy use. Positive impacts to biodiversity, flora and fauna would also be expected to occur.</p> <p>It should be noted that rainwater harvesting, particularly if applied to larger projects, could have negative impacts on biodiversity by reducing the water supply to sensitive habitats particularly wetlands, watercourses etc. These types of impacts should be investigated prior to approval of large scale projects with significant rainwater harvesting proposals.</p>
<p>MOTION NO. D 4.2/2 DISCHARGE FROM WASTE WATER TREATMENT PLANT Cllr P. Coyle</p>	<p>Insert new objective: That the discharge from the new Regional Waste Water Treatment Plant be considered for re-use in general industry or the agriculture/horticulture industries.</p>	<p>The use of discharge from the new regional wastewater treatment plant in these industries could have a positive impact from a waste disposal perspective as this would decrease the amount required to be landfilled or incinerated. However, any landspreading would require provision of a suitability study in order to ensure that impacts to water, soils, biodiversity and human health would not occur and that the use of this material is compliant with existing legislation.</p>

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 4.2/3 TERTIARY TREATMENT Cllr P. Coyle</p>	<p>Insert new objective: That the proposed new Regional Waste Water Treatment Plant will consider tertiary treatment.</p>	<p>The proposed objective would be expected to result in positive direct impacts to water and indirect positive impacts to biodiversity as a result of high level treatment at the proposed facility. In addition, the proposed objective would be in line with the Objective WQ01: Maintain, improve and enhance the environmental and ecological quality of our surface waters and groundwaters by implementing the Programme of Measures contained in the Eastern River Basin District (ERBD) River Basin Management Plan 2009-2015); and Objective FM03 (in the draft Written Statement Manager's Recommendations Sept. 2010 – see Section 2.5 of this document): <i>Ensure that Fingal County Council, in the performance of its functions, complies with the requirements of the Shellfish Directive (2006/113/EC), statutory regulations pursuant to the Shellfish Directive and the Department of the Environment, Heritage and Local Government's Pollution Reduction Programmes for the Balbriggan/Skerries Shellfish Area and the Malahide Shellfish Area, depending on where the outfall for the facility is sited.</i></p> <p>There is the potential for negative impacts to air quality and climate if installation of tertiary treatment requires significant amounts of energy resources. However, implementation of the mitigation measure to, <i>Offset negative impacts on climate associated with GHG emissions related to additional energy requirements by use of renewable energy sources or similar,</i> which is included in the SEA for the Eastern River Basin Management Plan should be considered to reduce these potential impacts.</p>

Written Statement Chapter 5: Natural Heritage

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 5.2/2 ECOLOGICAL CORRIDORS Cllr C. Daly</p>	<p>That the following additional objective be included: Identify and provide linkages along and between river and canal corridors within the GDA Region and adjoining regions to create interconnected routes and develop riverside parks and create linkages between them to form "necklace" effect routes including development of walkways and cycleways.</p>	<p>While provision of linkages between river and canal corridors is to be encouraged and would offer direct positive benefits for biodiversity, flora and fauna, there is also potential for direct and indirect negative impacts on biodiversity, flora and fauna where riverside parks and pedestrian walkways/cycleways encourage access to sensitive habitats and/or species. The outcome of the AA will be critical to proceeding with any such proposals. It should be noted that 'Ecological Corridors' are aimed at supporting biodiversity, while the proposed objective seems to be aimed more at providing recreational opportunities.</p>

Ref.	Councillors' Motions	Screening Response
MOTION NO. D 5.5/1 AMENDMENT TO OBJECTIVE CT28 Cllr C. O'Callaghan	Insert the following after the words "Protect beaches" in Objective CT28: "access to beaches".	Objective CT28 currently states: <i>Protect beaches and designated bathing areas as valuable local amenities and as a tourism resource.</i> The addition of reference in the objective to protection of access beaches would not be expected to result in additional significant impacts (either positive or negative), outside of any already identified in the Environmental Report.

Written Statement Chapter 6: Archaeology and Architectural Heritage

Ref.	Councillors' Motions	Screening Response
MOTION NOS. D 6.3/3 & D 6.3/4 THE RISE, MALAHIDE – ACA Cllr P. Coyle & Daly	Include The Rise as outlined on the map submitted as an ACA.	The inclusion of this objective would be expected to result in positive direct impacts to cultural heritage. No significant negative impacts would be expected to occur as a result of inclusion of the proposed objective.

Written Statement Chapter 7: Urban Fingal

Ref.	Councillors' Motions	Screening Response
MOTION NO. D7.4/1 AMENDMENT TO TABLES IN RD01, 2 & 3 Cllr C. Daly	Amend tables in RDO1/2 & 3 by increasing the minimum gross floor area by 12.5% and increasing the storage provision by 12.5% for one and two bed dwellings.	Positive impacts for population and material assets would be expected as a result of the proposed amendment by making apartment/duplex residences more sustainable and allowing a tenure mix suitable for a cross-section of the community.

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 7.6/1 AMEND OBJECTIVE CI35 Cllr C. O'Callaghan</p>	<p>Provide and facilitate the development of additional burial grounds in areas across Fingal as required during the life of the Development Plan and which preferably have good public transport links, taking cognizance of the needs of multi-faith and non-religious communities.</p>	<p>Objective CI35 (renumbered to CI41 in the draft Written Statement Manager's Recommendations Sept. 2010) states: <i>Provide and facilitate the development of additional burial grounds as required during the life of the Development Plan, taking cognizance of the needs of multi-faith and non-religious communities.</i></p> <p>Amendment of this objective to include 'and which preferably have good public transport links' would result in positive direct impacts to air quality, climate, population and material assets due to an increase in use of sustainable forms of transport and a reduction in the use of private vehicles, reducing associated emissions and decreasing pressure on the Fingal road network.</p>
<p>MOTION NO. D 7.6/2 ADD NEW OBJECTIVE CI43 Cllr C. Daly</p>	<p>Add new Objective CI43 which reads: Facilitate the provision of a crematorium within the life of the Development Plan.</p>	<p>The potential for this objective to result in significant environmental impacts is dependent on its location and size and could include impacts to a number of environmental issue areas, including: population, human health, water, soils and biodiversity, flora and fauna, air quality, climate and landscape.</p> <p>Due to the potential for impacts to occur and the uncertainty as to the location of the proposed facility, it is recommended that the following be added to end of the objective: <i>'subject to environmental assessment and Appropriate Assessment Screening, as appropriate.'</i></p>
<p>MOTION NO. D 7.6/4 AMENDMENT TO OBJECTIVE CI24 Cllr A. Devitt</p>	<p>Add new objective CI31 as follows: Require that applications for Residential Care Home, Retirement Home, Nursing Home and Retirement Village include an audit of public and private open space to serve the development demonstrating that sufficient open space of high quality is available to meet the needs of residents.</p>	<p>This proposed new objective would support the implementation of Objective CI23. No significant negative impacts would be expected to arise as a result of its inclusion or implementation.</p>

Written Statement Chapter 8: Rural Fingal

Ref.	Councillors' Motions	Screening Response
MOTION NO. D 8.1/2 STATEMENT OF POLICY Cllr A. Devitt	Amend Statement of Policy as follows: Protect and promote agriculture and horticulture within the rural area. Protect and promote location dependent and rural related enterprise within the rural area of Fingal. Protect and enhance the natural biodiversity, the integrity of the landscape and the built and cultural heritage of the rural area. Protect and promote the social and cultural value of the rural area.	No additional significant impacts (either positive or negative) would be expected to result from the revision and reordering of the policy, outside of any already identified in the Environmental Report.
MOTION NO. D 8.3/2 Cllr A. Devitt	Amend the wording of Objective RV01 to read as follows: Ensure that rural villages provide local access to the essential services for living including community, social, employment and retailing services.	No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.
MOTION NO. D 8.3/3 Cllr A. Devitt	Change the first sentence of section (iii) Table RH03 to read: A person who is an immediate member of a rural family who has not been granted permission for a rural dwelling, since the 19th October 1999, and is considered to have a need to reside adjacent to the family home by reason of the applicant's <i>that person's</i> exceptional health circumstances.	No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report
MOTION NO. D 8.3/4 Cllr A. Devitt	Amendment for objective RH03 to read as follows: Encourage the re-use and adaptation of the existing rural residential building stock and other building types where practical to new build.	Objective RH03 was initially proposed as a new objective in the draft Written Statement Manager's Recommendations Sept. 2010 and stated: <i>Encourage the re-use and adaptation of the existing rural residential building stock and other building types in preference to new build.</i> The addition of this new objective, including the proposed revision, would result in positive direct impacts on cultural heritage and landscape due to the conservation of the existing rural landscape as a result of its implementation. In addition, positive indirect impacts to biodiversity, flora and fauna, water and soils would be expected as implementation of this objective could result in the diversion of development from greenfield sites to already developed sites.

Ref.	Councillors' Motions	Screening Response
MOTION NO. D 8.3/5 Cllr T. Kelleher	Insert new objective RH14 under the heading Housing Within The Airport Noise Zones as follows: Apply the provisions of the Rural Settlement Strategy as it applies to 'New Housing For The Rural Community Other Than For Those Who Are Actively Engaged In Farming' for rural community members located within the inner airport noise zone on suitable sites located within two kilometres outside the inner noise zone.	No additional significant impacts (either positive or negative) would be expected to result from the new objective, outside of any already identified in the Environmental Report with regards to the Settlement Strategy.
MOTION NO. D 8.3/8 Cllr A. Devitt	Reword Objective RH12 point (iii) to read: (iii) The location of the family home on the existing farm.	No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report.
MOTION NO. D 8.3/9 Cllr A. Devitt	Amend Objective RH18 to read as follows: Encourage new dwellings in the rural area to be sited at a location in close proximity to the family home where the drainage conditions can safely accommodate the cumulative impact of such clustering and where such clustering will not have a negative visual and amenity impact on the original house. Where such an arrangement is clearly demonstrated not to be available, permit the new dwelling to be located on an alternative site which is within two kilometres from the family home.	Objective RH18 currently states: <i>Encourage new dwellings in the rural area to be sited at a location in close proximity to the family home where the drainage conditions can safely accommodate the cumulative impact of such clustering. Where such an arrangement is clearly demonstrated not to be available, permit the new dwelling to be located on an alternative site which is within two kilometres from the family home.</i> The addition of the proposed amendment would be expected to result in positive direct impacts on landscape. Negative impacts associated with development of one-off housing as previously identified would apply with regard to this amendment as it may encourage the disbursed development of one-off houses.

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 8.4/1 CYCLING AND WALKING Cllr C. Daly</p>	<p>That additional objectives be included: Promote informal recreation, particularly walking and cycling, through the development and expansion of a network of safe cycle and walking routes through and across towns, accessing parkland in the built up areas and into and through rural areas. Such routes can link in with existing way marked trails, Sli na Slainte walks and parts of the Green Infrastructure Network and other local resources such as existing or new rights of way. Supporting facilities such as access points and signage or web information for example play a role in encouraging outdoor activity and good health.</p>	<p>The proposed objective would be expected to result in similar impacts as identified in the Environmental Report for Objective TO4. These potential impacts included positive indirect and cumulative impacts in relation to air quality and climate as a result of the decrease in emissions associated with a reduction in private vehicle use. Improved links between residential areas and recreational, education and employment destinations will also have a positive impact on population and human health through the provision of sustainable transport.</p> <p>However, depending on the location of the network there is the potential for indirect impacts to biodiversity, flora and fauna either through loss of habitat or in the form of disturbance from people using the routes. Depending on the locations of the walking and cycling routes, particularly along the coastal areas, Screening for AA at the project level will be required to determine the potential for impacts on Natura 2000 sites.</p> <p>It is recommended that the following text be added to the objective:</p> <p><i>Selection of the locations of new walking and cycling routes to be included in the networks will include consideration of potential disturbance impacts on Natura 2000 sites. This will be achieved through Habitats Directive Assessment.</i></p> <p>When developed, a network of cycle routes and footpaths would be expected to be fairly unobtrusive visually and as such is expected to have a neutral impact on cultural heritage and landscape. There is potential to integrate this objective with ones for green networks.</p>
<p>MOTION NO. D 8.4/3 FORESTRY Cllr C. Daly</p>	<p>That additional Objectives be included: Encourage access to forestry for walking routes, mountain bike trails, bridle paths and other non-noise generating activities.</p>	<p>The provision of access to forestry for recreational use would be expected to result in positive impacts to material assets, population and human health due to the increased amenity value of these areas. It is recommended that appropriate signage and awareness information be provided as part of this objective to ensure no impacts to local biodiversity resources would occur from increases in visitor numbers to these sites.</p>

Written Statement Chapter 9: Land Use Zoning

Ref.	Councillors' Motions	Screening Response
MOTION NO D 9.4/1 AMENDMENT TO OBJECTIVE ZO5 Cllr A. Devitt	Amend Objective Z05 as follows: Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating nonconforming uses within the existing curtilage of the development and subject to normal planning criteria.	Objective Z05 currently states: Generally, permit reasonable extensions to and improvement of premises accommodating nonconforming uses within the existing curtilage of the development and subject to normal planning criteria. No additional significant impacts (either positive or negative) would be expected to result from the revised objective, outside of any already identified in the Environmental Report. The previous assessment noted that it will be essential to assess the cumulative impact of such development prior to grant of permission and that consideration should also be given to whether historic development is sustainable in its current location.
MOTION NO. D 9.6/1 ADDITIONAL SENTENCE TO EACH USE CLASS Cllr A. Devitt	Insert a foot note at end of each Zoning Objective as follows: Uses which are neither 'Permitted in Principle' nor 'Not Permitted' will be assessed in terms of their contribution towards the achievement of the Zoning Objective and Vision.	No additional significant impacts (either positive or negative) would be expected to result from the proposed revision, outside of any already identified in the Environmental Report, so long as the caveat regarding achievement of the Zoning Objective and Vision is strictly implemented. In addition it is recommended that the following be added at the end of the objective: <i>and their compliance and consistency with the policies and objectives of the Plan.</i>
MOTION NO. D 9.6/3 AMENDMENT TO ZONING OBJECTIVE RU Cllr C. Daly	Under "Permitted in Principle" insert "Community Facility*2, Recreational Facility/Sports Club*2". *2 Where it is in proximity to residential settlements and would not generate unacceptable traffic problems.	No additional significant impacts (either positive or negative) would be expected to result from the revised permitted in principle section of this zoning objective, outside of any already identified in the Environmental Report, so long as the caveat regarding proximity to residential settlements and traffic impacts is strictly implemented.
MOTION NO. D 9.6/5 ZONING OBJECTIVE RU Cllr A. Devitt	Amend RU Use Classes related to Zoning Objective Table 'Permitted in Principle' as follows: Insert Footnote after 'Agricultural Buildings' to read 'including buildings to provide for preparation of produce sourced from the site/farm.'	No additional significant impacts (either positive or negative) would be expected to result from the revised permitted in principle section of this zoning objective, outside of any already identified in the Environmental Report, so long as the caveat regarding produce being sourced from the site/farm is strictly implemented.

Map Sheet 2: Fingal North

Ref.	Councillors' Motions	Screening Response
MOTION NO. D2.5 LANDS AT MOONLONE LANE, NAUL Cllr D. O'Connor	That the area of Moonlone Lane, Naul marked red on the adjoining map be zoned 'RC' Rural Cluster.	This motion is located in RU lands. It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment to rezone.

Map Sheet 3: Fingal Central

Ref.	Councillors' Motions	Screening Response
MOTION D3.6 LANDS AT WIMBLETOWN, BALLYBOUGHAL Cllr D. Butler	Insert new local objective: Allow for a Treatment Facility for End of Life Vehicles.	This site is currently zoned RU. This new local objective may permit a higher density of enterprise than currently allowed under the existing zoning. There is the potential for significant negative impacts to BFF, W and S to result from the proposed amendment; however, with the implementation of drainage measures to SuDS standards it is anticipated that the impacts to water will be minimised.
MOTION D3.8 LANDS AT OLDTOWN/ PALMERSTOWN Cllr A. Devitt	Zone 'FP' – Food Park: Provide for and facilitate the development of a Food Industry Park in the Draft Development Plan.	The rezoning of this property would encourage rural business; however, it should be noted that the rezoning of this site from RB (Rural Business) to FP would represent a significant change in the intensity of uses allowed at the site. In particular, the allowance of processing of non-local foods under the FP zoning could be considered unsustainable at this site as it is not located near a major transport artery.
MOTION D3.23 LANDS AT NEWPARK, THE WARD Cllr T. Kelleher	Insert new local objective: Provide for a Farmers Market, Market Gardening (including Poly Tunnels), Outdoor Sports Facilities and associated parking facilities to complement the existing Hotel, Lounge/Bar/Restaurant and Function Room facilities.	This site is currently zoned GB (Greenbelt) and has existing complementary land uses in the vicinity. It is not expected that additional significant impacts (either positive or negative) would result from the proposed amendment to rezone.
MOTION D3.25 LANDS AT THE WARD, COOLQUAY Cllr K. Dennison	Fingal County Council resolves that the lands at The Ward, Coolquay, Co. Dublin be zoned for 'GE – General Enterprise'.	This identified lands are currently zoned RU (Rural). It is expected that significant negative impacts to biodiversity, water, soils, landscape, air quality and climate may result from the proposed amendment to rezone as the site is not located near area of significant residential development. The provision of this zoning is, however, likely to have positive impacts for employment

Map Sheet 4: Balbriggan

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 4.4 LANDS AT FLEMINGTON LANE, BALBRIGGAN Cllr May McKeon</p>	<p>That the lands at Flemington Lane, Balbriggan be: Zoned Objective RS (provide for residential development and to protect and improve residential amenity) subject to a requirement for a Masterplan include the following local objectives: Prior to any proposed design or layout of development on these lands a detailed archaeological study shall be carried out and Allow low density housing – circa 12 per hectare (5 per acre) gross, in accordance with a Masterplan. Development of the lands shall include provision for traffic calming and re-alignment of Flemington Lane.</p>	<p>The site is currently zoned RU and is adjacent to existing residential development and a planned cycle path. As such, the potential for negative impacts would be limited so long as the required infrastructure to service the development is provided in advance. Provision of a Master Plan for the development would aid in establishing any significant cumulative impacts that may occur. It is important that any future assessment includes the potential for residential development of the lands immediately adjacent to the east.</p>
<p>MOTION NO. D 4.5 LANDS AT STEPHENSTOWN, BALBRIGGAN Cllr D. O'Connor</p>	<p>Insert new Local Objective at Stephenstown as follows: Provide for ancillary retail, café and marketing uses to facilitate the promotion of the existing manufacturing use on site.</p>	<p>No significant impacts (either positive or negative) would occur as a result of the proposed objective.</p>
<p>MOTION NO. D 4.10 LANDS AT BELL'S COTTAGE Cllr T. O'Leary</p>	<p>That the Building known as Bell's Cottage at the entrance to Bremore Castle, Balbriggan be designated with the following local objective: Consider meeting rooms for community use.</p>	<p>There is the potential for positive impacts to population and material assets as a result of the proposed objective. Bell's Cottage is listed on the Record of Protected Structures. If any refurbishment works are carried out sensitively, then there is the potential for positive impacts to cultural heritage associated with restoration and reuse of this structure. It is recommended wording requiring any works to be carried out sensitively in the context of the site's listing on the RPS be added to the objective.</p>

Map Sheet 5: Skerries

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 5.2 LANDS AT MILVERTON, SKERRIES Cllr Tom O'Leary</p>	<p>Remove the caravan symbol from the lands at Milverton, Skerries as a group housing scheme of 10 is now constructed in this area.</p>	<p>No significant impacts (positive or negative) would be expected to result from the proposed amendment.</p>

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D 5.8 LANDS AT HOLMPATRICK, SKERRIES Cllr C. Byrne</p>	<p>Insert a new local objective in respect of the lands at Holmpatrick, Skerries: Prepare a Masterplan for the “Holmpatrick” lands, to provide for a new sensitively designed and sited hotel, gymnasium and swimming pool with public access, public open space and integrated coastal walkway within the lands zoned OS, a maximum of 24 residential units on lands zoned RS and associated infrastructure. The phasing of the development shall ensure that the hotel gymnasium and swimming pool are provided within the first phase of the development of the site. The Masterplan shall consider issues such as access, deliverability and phasing as well as architectural design and the visual and ecological sensitivity of the area.</p>	<p>This motion is located partially in RS (Residential), OS (Open Space) and HA (High Amenity) lands. This area is located adjacent to the coast and in very close proximity to the Skerries Islands SPA (ca. 1.3km from the centre of Shenick’s Island to the centre of the Masterplan area). There is currently limited residential development in the area, with this clustered along the R128 roadway.</p> <p>The provision of a hotel, gymnasium and swimming pool would be potentially unsustainable from the perspective of provision of accessibility to public transport and other services as it is expected that the relatively isolated location of this development would necessitate access by private vehicle. This could result in direct negative impacts to air quality and climate. In addition, in order for potential negative impacts to material assets and water to be avoided the provision of the required infrastructure to service the site (e.g. mains water and wastewater services) would need to be provided in advance of development. While the objective does note that the proposed Masterplan would consider the ecological and visual sensitivity of the area, an Environmental Impact Assessment of the entire Masterplan should be carried out to determine what the actual impacts would be and whether the proposed development is consistent with the LCA for the area which is identified as the Coastal Character Type in the Written Statement, as this LCA is noted as having exceptional landscape value which is recognised by the HA zoning of the area.</p> <p>In addition, the proximity of this site to the Skerries Islands SPA would necessitate the preparation of a Screening for Appropriate Assessment as part of any planning application. This should be prepared for the entire Masterplan in order to ensure that the cumulative impacts of the proposed development are considered. However, it should be noted that the proposed Masterplan area is currently in use for tillage agriculture; therefore, the potential for impacts to the feeding area available for birds within the SPA may make the development of this area inconsistent with the conservation objectives of the Skerries Islands SPA.</p> <p>It is therefore recommended that a reference to “preparation of an EIA and Screening for AA for the entire Masterplan” is included within the text of the objective to ensure that cumulative impacts of the development are considered in their entirety.</p>

Ref.	Councillors' Motions	Screening Response
MOTION NO. D 5.9 LANDS AT HOLMPATRICK, SKERRIES Cllr C. Byrne	Insert a 'Masterplan Boundary' in respect of lands at Holmpatrick with a new local objective as follows: Develop Holmpatrick Masterplan lands.	See the assessment of Motion D5.8.
MOTION NO. D 5.14 LOCAL OBJECTIVE 89 Cllr Ciaran Byrne	Delete from the Draft Fingal County Development Plan 2011-2017, Map based Local Objective 89.	No significant negative impacts would be expected to occur.
MOTION NO. D 5.15 LANDS AT TOWNPARKS, SKERRIES Cllr T. O'Leary	Include new objective to east of Town Parks lands: Undertake a study to determine suitability for sheltered housing.	The site is currently zoned GB (Green Belt) and is located adjacent to Skerries Town Centre. Positive impacts to population, air quality, climate and material assets would be anticipated as this site would be in proximity to existing services and transport infrastructure. No significant negative impacts would be expected to occur.
MOTION NO. D 5.16 & D5.17 SKERRIES LAWN TENNIS CLUB Cllr C. Daly & Cllr O'Leary	Insert new local objective as follows: Facilitate where practicable the upgrade of tennis facilities in Skerries including the provision of an additional tennis court for local club and public use, and the provision of an associated clubhouse pavillion for Skerries Lawn Tennis Club.	No significant negative impacts would be expected to occur.
MOTION NO. D 5.19 LANDS AT ARDGILLAN, SKERRIES Cllr T. O'Leary	Develop a Masterplan, the purpose of the said plan is to secure the establishment of a new vehicular access point from Barnageeragh to Ardgillan Demesne and the plan should consider a viewing platform to facilitate viewing of the Skerries Town and the islands.	This motion is located in HA (High Amenity) lands. This area is located adjacent to the coast and in proximity to the Skerries Islands SPA and Rockabill SPA (ca. 8km from the site). There is currently limited residential development in the area, with this clustered along the R127 roadway. The proximity of this site to the Skerries Islands SPA and Rockabill SPA would necessitate the preparation of a Screening for Appropriate Assessment as part of any planning application. It is therefore recommended that a reference to "preparation of an EIA and Screening for AA" is included within the text of the objective.

Map Sheet 6A: Lusk

Ref.	Councillors' Motions	Screening Response
MOTION NO. D6A.12 LANDS AT CORDUFF HALL Cllr A. Devitt	That the land at Corduff Hall be zoned RB to accommodate the existing flower growing and packaging Agri business on the land.	No significant negative impacts would be anticipated. Any future expansion accommodated under this zoning should take account of potential for impacts to the nearby watercourse with regards to the quality of any discharges from the site and provision of SuDS for surface water runoff.

Map Sheet 6B: Rush

Ref.	Councillors' Motions	Screening Response
MOTION NO. D6B.1 LANDS AT SOUTH SHORE, RUSH Cllr D. O'Connor	Rezone HA to RU (Hilly Skilly Caravan Park).	<p>The identified lands are currently zoned HA (High Amenity). It is proposed to rezone these lands to RU (Rural), which provides for protection and promotion of the balanced development of agriculture and rural related enterprise, biodiversity, the rural landscape, and the built and cultural heritage. The site is currently occupied by a caravan park. Land uses to the north, east and west of the site are primarily residential and intensive agriculture, including greenhouses, while to the south of the site land uses consist of open space in the form of a golf course.</p> <p>This area is approximately 200 m from the Rogerstown Estuary SPA and SAC. Development of rural related lands, in particular where sited in sensitive areas (e.g. within or close to sensitive landscapes), can impact negatively on the environment. However, this potential is exacerbated when taken in combination with other such proposals, as they are likely to have cumulative and synergistic negative impacts on a number of environmental receptors, e.g. biodiversity, water, material assets and landscape, due to the spread of dispersed development across the rural areas of the County. The cumulative impact of the development in the context of the other development in the area, including on water quality, reduction of open space available for use by birds from the SPA an disturbance to birds from the SPA would need to be considered prior to grant of approval for any change of use at the site in order to ensure that the change in use of this site is consistent with the conservation objectives of the Rogerstown Estuary SPA and SAC.</p> <p>The proximity of this site to the nearby SPA and SAC would necessitate the preparation of a Screening for Appropriate Assessment as part of any planning application. This should be prepared for the entire site in order to ensure that the cumulative impacts are considered along with any short term construction impacts.</p>

Ref.	Councillors' Motions	Screening Response
MOTION NO. D6B.2 LANDS AT SKERRIES ROAD, RUSH Cllr T. O'Leary	Insert Local objective: Provide for a retail outlet for farm produce.	The lands are currently zoned RS and are developed. No significant impacts (positive or negative) would be expected to result from the proposal.
MOTION NO. D 6B.14 LANDS AT THE RAMPARTS, ROGERSTOWN Cllr K. Farrell	Relocate Objective 183 to the west onto Open Space Zoned land and amend wording for Objective 183 as follows: Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown, Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on Natura 2000 sites and species protected by law. The potential for such developments to result in direct and indirect negative impacts on Natura 2000 Sites will be subject to screening for assessment under the Habitats Directive.	The HDA previously recommended the removal of this Objective (previously MD6B.1) from the plan, as follows: "Sheet No 6B (Rush) MD 6B.1: "Develop a marina and auxiliary and associated facilities designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on the Natura 2000 sites and species protected by law." This Objective proposes the development of a Marina within the boundary of both <i>Rogerstown Estuary</i> cSAC and <i>Rogerstown Estuary</i> SPA. It is considered highly likely that project-level Appropriate Assessment would conclude that such a development would have unacceptable negative impacts on the conservation objectives of these Natura 2000 sites. Based on a hierarchy of mitigation, avoidance is considered the best approach in this case. It is therefore recommended that this Objective should not be included in the Plan. Should any consideration be given to its inclusion, the need for screening for Appropriate Assessment should be included in the objective." This conclusion also applies to the current Local Objective in its revised location, though it should be noted that the requirement to examine the feasibility of such a proposal in the first instance in the context of avoiding adverse impacts on Natura 2000 sites has been added to the objective as recommended previously in the HDA as has a reference to the need for screening for Appropriate Assessment.
MOTION NO. D6.15 LANDS AT THE RAMPARTS, ROGERSTOWN, RUSH Cllr K. Farrell	The area of land covered by Objective 183 includes the area known as the Ramparts, Rogerstown, Rush.	See assessment of D6B.14.
MOTION NO. D6B.23 RUSH LOCAL OBJECTIVE 176 Cllr C. Daly	Rush Local Objective 176 (Sheet 6B) – at end of sentence insert: <i>the provision of screening and boundary treatment with adjoining properties.</i>	No significant impacts (positive or negative) would be expected to result from the proposal.

Ref.	Councillors' Motions	Screening Response
MOTION NO. D6B.24 LANDS AT TYRRELTOWN LITTLE Cllr D. O'Connor	Insert local objective: Facilitate Agri-Tourism.	The site is currently zoned RU and is in use for tillage. No significant impacts would be expected to occur so long as any future development is sensitively designed with regard to the bridge listed on the RPS, which is located in the vicinity, and the required services (e.g. water and wastewater) are provided in advance of development.

Map Sheet 7: Donabate and Portrane

Ref.	Councillors' Motions	Screening Response
MOTION NO. D7.2 LANDS AT CORDUFF Cllr A. Devitt	The lands at Corduff common be designated Place of Worship. Will require a local objective as follows: Facilitate the provision of a place of worship.	The site is currently zoned RU and is in use for agriculture. No significant impacts (positive or negative) would be expected to result from the proposal, so long as the site is capable of supporting the required wastewater treatment needs of any future facility.
MOTION NO. D7.4 LANDS AT CORDUFF Cllr A. Devitt	The lands at Coldwinters (Blake's Cross), be zoned RB to facilitate the services of farm machinery for the adjoining rural area.	The site is currently zoned RU. Rezoning the site to RB would extend the existing RB zoning on the adjacent property to the edge of the M1 Motorway. Limited impacts would be expected to occur as a result of the proposed zoning, so long as SuDS was incorporated into the drainage design of the site and the site was capable of supporting any required wastewater treatment requirements. These lands are located within 200m of Rogerstown Estuary cSAC and within 700m of Rogerstown Estuary SPA, and drain directly to these sites. The change from RU to RB represents an increase in the potential for the occurrence of activity on these lands that might impact negatively on the Conservation Objectives of these sites. Any proposed agribusiness development here would be subject to Habitats Directive Assessment.

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D7.5 LANDS AT BLAKE'S CROSS Cllr E. O'Brien</p>	<p>Change the zoning from "RU" to "RB" on the site area identified under F09A/0571. This area comprises 0.82ha.</p>	<p>The site is currently zoned RU. Rezoning the site to RB would extend the existing RB zoning on the adjacent property to the east. No significant impacts would be expected to occur as a result of the proposed zoning, so long as SuDS was incorporated into the drainage design of the site and the site was capable of supporting any required wastewater treatment needs.</p> <p>These lands are located within 100m of Rogerstown Estuary cSAC and within 500m of Rogerstown Estuary SPA, and drain directly to these sites. The change from RU to RB represents an increase in the potential for the occurrence of activity on these lands that might impact negatively on the Conservation Objectives of these sites. Any proposed agribusiness development here would be subject to Habitats Directive Assessment.</p>
<p>MOTION NO. D7.7 LANDS AT RAHILLION Cllr G. McGuire</p>	<p>The lands at Rahillion, Donabate, Co. Dublin be zoned Objective CI (Provide for and protect civic, religious, community, education, health care and social infrastructure).</p>	<p>The site is currently zoned HA (High Amenity) and is outside the development boundary. The site is approximately 0.6 km from the Rogerstown Estuary SAC and SPA. The site is adjacent to an existing area of CI zoned lands and is on the eastern edge of Donabate.</p> <p>The location of the identified lands in proximity to Rogerstown Estuary SPA means that the siting and design of this development needs to consider the potential impacts on water quality and use of the site for feeding by birds within this Natura 2000 site. The cumulative impact of the development in the context of the other development in the area, including on water quality and reduction of open space available for use by birds from the SPA would need to be considered prior to grant of approval for any change of use at the site in order to ensure that the change in use is consistent with the conservation objectives of the nearby SAC and SPA.</p> <p>The proximity of this site to the nearby SPA and SAC would necessitate the preparation of a Screening for Appropriate Assessment as part of any planning application. This should be prepared for the entire site in order to ensure that the cumulative impacts are considered.</p>

Map Sheet 8: Swords

Ref.	Councillors' Motions	Screening Response
MOTION NO. D8.1 LANDS AT ST COLUMCILLIES, SWORDS Cllr C. Daly	Zone St. Columcilles MC	The site is currently zoned RS. No significant impacts (either positive or negative) would be expected to result from the proposal.
MOTION NO. D8.6 LANDS AT KNOCKSEDAN Cllr A. Devitt	Insert new local objective: Carry out a study for the long term use of these lands with particular regard to the setting of Brackenstown House and the identification of recreational/amenity lands and outcome of route selection of distributor road.	No significant impacts (positive or negative) would be expected to occur as a result of carrying out a study.
MOTION NO. D8.7 LANDS AT RATHINGLE Cllr A. Devitt	Insert Local Objective to read: Carry out a study for the long term use of these lands with particular regard to the setting of Brackenstown House and the identification of recreational/ amenity lands and outcome of route selection of distributor road.	No significant impacts (positive or negative) would be expected to occur as a result of carrying out a study.
MOTION NO. D8.8 LANDS AT SWORDS MANOR Cllr C. Daly	Swords Local Objective 250 – at end of sentence insert: <i>on a scale that respects the surrounding residential community.</i>	Local Objective 250 currently states: Encourage the enhancement of Brackenstown Local Centre. No significant impacts (either positive or negative) would be expected to result from the proposal.
MOTION NO. D8.9 LANDS AT FOREST GREAT Cllr A. Devitt	Insert new local objective: Provide for helicopter maintenance and heli-facilities, of a scale and intensity appropriate to the site's rural location and having regard to IAA operational and safety issues.	No significant impacts (positive or negative) would be expected to result from the proposal.

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D8.10 LANDS AT FOREST GREAT Cllr D. Butler</p>	<p>The lands at Rathingle, Swords, Co. Dublin be zoned Objective RS (provide for residential development and protect and improve residential amenity).</p>	<p>The site is currently zoned OS (Open Space). It is proposed to rezone the lands to RS (Residential). The identified lands are currently in use for agriculture, with agriculture and residential development surrounding the site.</p> <p>The site is currently adjacent to an area of existing residential development, with existing services and infrastructure in place. The provision of the required infrastructure prior to development of the site should reduce impacts to material assets. Also, public transport links should be provided prior to development so that residents are not reliant on private vehicle transport.</p> <p>These lands are also located within the outer airport noise zone. Therefore, current best practice for developments within airport noise zones should be implemented.</p>
<p>MOTION NO. D8.11 LANDS AT FOREST GREAT Cllr D. Butler</p>	<p>The lands at Rathingle, Swords, Co. Dublin be zoned Objective RA (Provide for new residential communities in accordance with approved Local Area Plans and subject to the provision of the necessary social and physical infrastructure).</p> <p>Insert Local Objective: No development to take place until dressing rooms are provided to service the adjoining open space.</p>	<p>The identified lands are currently zoned GB (Greenbelt). It is proposed to rezone the lands to RA (Residential Area). The identified lands are currently in use for agriculture. To the west, south and north of the site are agricultural land uses and to the east is residential. The High Amenity area of the Ward River Valley is located in the vicinity of the site.</p> <p>The intensification in land use across such a large site could result in potential impacts to water, biodiversity, flora and fauna, soils and landscape, particularly considering the proximity of the site to the Ward River. These potential impacts could be exacerbated if Motions D8.6, D8.7 and D8.10 are all passed as this would remove a large area which is currently GB.</p> <p>The site is currently adjacent to an area of existing residential development, with existing services and infrastructure in place. The provision of the required infrastructure prior to development of the site should reduce impacts to material assets. Also, public transport links should be provided prior to development so that residents are not reliant on private vehicle transport.</p> <p>It is recommended that Motions D8.10 and D8.11 be subject to a LAP as this will ensure that the cumulative impacts of the development proposed in this area are screened for both SEA and AA. The recommendations of these assessments will be taken on board in the LAP. Lands which are the subject of Motions D8.6 and D8.7 should also be included if the proposed studies identify the potential for development at these sites.</p>
<p>MOTION NO. D8.15 LANDS AT HOLYWELL Cllr A. Farrell</p>	<p>Insert a new objective to read: Develop a detailed road design for Airside-Feltrim Link Road within the corridor identified and ensure the delivery of this road in tandem with/prior to development of adjoining RS and HT lands</p>	<p>No significant impacts, outside of those already identified in the Environmental Report with regard to development of linear transport infrastructure, would be expected to occur as a result of the proposed objective.</p>

Ref.	Councillors' Motions	Screening Response
MOTION D8.16 LANDS AT HOLYWELL LOCAL CENTRE AIRSIDE Cllr A. Devitt	The lands at Holywell Local Centre, Airside, Swords with existing LC-Local Centre zoning be extended from 0.9ha to 1.5ha.	The proposed area of extension is currently zoned GE. No significant impacts (positive or negative) would be expected to result from the proposal.

Map Sheet 9: Malahide and Portmarnock

Ref.	Councillors' Motions	Screening Response
MOTION NO. D9.4 MALAHIDE URBAN CENTRE STRATEGY Cllr C. Daly	Remove the Malahide Urban Centre Strategy designation from lands to the west of the railway line.	No significant negative impacts would be expected to occur.
MOTION D9.17 LANDS AT KINSEALY Cllr P. Coyle	Insert new local objective on Teagasc lands at Kinsealy: Provide and facilitate horticultural research and education.	The site is currently developed and is designated for RB (for agri-business). No negative impacts would be expected to occur as a result of the proposed local objective.

Ref.	Councillors' Motions	Screening Response
<p>MOTION D9.18 LANDS AT CHAPEL LANE Cllr E. O'Brien</p>	<p>That the lands at Chapel Road, Kinsealy, Co. Dublin, be zoned 'RV' – Rural Village and insert a new Local Objective: That any development of this area will include integration of the Protected Structure on site (Kinsaley House) within the first phase of development.</p>	<p>The identified site is currently zoned GB (Green Belt), is located outside the development boundary and is not located within easy access of services and other community facilities. Land uses surrounding the site are predominantly agricultural nature with an area zoned (and partially developed) for HT adjacent to the west side of the site.</p> <p>The development residential land uses at the site could be considered unsustainable from the perspective of provision of accessibility to public transport and other services as it is expected that the relatively isolated location of this development would necessitate access by private vehicle. This could result in direct negative impacts to air quality and climate.</p> <p>Kinsaley House is listed on the Record of Protected Structures; therefore, potential impacts to cultural heritage could occur. Integration of this feature, while noted in the text of the objective, would need to account for the sensitivity of this structure in the design of any future development.</p> <p>In addition, in order for potential negative impacts to material assets and water to be avoided the provision of the required infrastructure to service the site (e.g. mains water and wastewater services) would need to be provided in advance of development.</p> <p>Given the proximity of the site to Baldoye Bay SPA and SAC a HDA Screening will be required for any future planning application pertaining to this site. In addition an EIA may be required depending on the scale of the development. It is noted in the text of the objective that it is planned to phase development. It is critical that the entire development is considered as part of any EIA or HDA Screening in order for cumulative impacts to be considered.</p>

Map Sheet 10: Baldoye and Howth

Ref.	Councillors' Motions	Screening Response
<p>MOTION D10.1 LANDS AT BALDOYLE INDUSTRIAL ESTATE Cllr C. O'Callaghan</p>	<p>Add local objective at Baldoye Industrial Estate: Ensure that new development/ activity does not have an adverse impact on surrounding residential amenities, particularly from air, noise, dust and light pollution.</p>	<p>Positive direct impacts to population and human health and indirect impacts to biodiversity, water, air quality, climate and landscape would be expected as a result of the proposed objective. Potential for negative impacts to material assets if the proposed objective prevents/curtails activity at the Industrial Estate.</p>

Ref.	Councillors' Motions	Screening Response
MOTION D10.4 LANDS AT BRICKFIELDS Cllr C. O'Callaghan	Add new local objective as follows: Facilitate the provision of a nursing home of up to three storeys with associated independent living units of up to two storeys and a sports club on these lands.	The identified lands are currently zoned OS, are adjacent to an existing CI zoned use, are located on the DART line and are in the vicinity of a proposed cycle path. No negative impacts would be anticipated and the provision of these facilities in this area would be consistent with a number of objectives included in the Written Statement.
MOTION D10.5 LANDS AT BRICKFIELDS Cllr C. O'Callaghan	Add new local objective as follows: Carry out a full drainage and flood impact assessment prior to any development of this site.	Positive impacts to water, biodiversity, population and human health would be expected as a result. No significant negative impacts would be expected to occur as a result of the proposed objective.
MOTION D10.6 & 10.7 LANDS AT TECHRETE Cllrs J Maher & C. O'Callaghan	Insert local objective: Development shall be between three and five storeys to include a landmark building at the eastern end of the site to enhance design quality. The three storey aspect of the development shall be on the western side of the site and a maximum of 30% of the overall development shall be five storeys.	This amendment may have potential negative impacts on Landscape. All new developments shall be subject to an HDA screening at the project level.
MOTION D10.8 HOWTH HARBOUR Cllr J. Maher	Further reclaimed land west of the West Pier and at Balscadden Bay shall not be permitted.	No significant impacts (either positive or negative) would be expected to occur as a result of the proposed objective.
MOTION D10.9 LANDS AT MAIN STREET, HOWTH Cllr C. O'Callaghan	Add a new Specific Objective to 'Preserve Views' at Main Street, Howth.	Positive direct impacts to landscape and indirect positive impacts to population would occur. No significant negative impacts would be expected to occur as a result of the proposed objective.
MOTION D10.10 LANDS AT ST MARY'S ABBAY, HOWTH Cllr C. O'Callaghan	Add a new Specific Objective to 'Preserve Views' at St. Mary's Abbey, Howth.	Positive direct impacts to landscape and indirect positive impacts to population would occur. No significant negative impacts would be expected to occur as a result of the proposed objective.
MOTION D10.11 LANDS AT BALSADDEN BAY, HOWTH Cllr C. O'Callaghan	Extend the Specific Objective to 'Preserve Views' at Balscadden Road.	Positive direct impacts to landscape and indirect positive impacts to population would occur. No significant negative impacts would be expected to occur as a result of the proposed objective.

Ref.	Councillors' Motions	Screening Response
MOTION D10.12 LANDS AT SEAVIEW TERRACE, HOWTH Cllr C. O'Callaghan	Add a new Specific Objective to 'Preserve Views' at Seaview Terrace.	Positive direct impacts to landscape and indirect positive impacts to population would occur. No significant negative impacts would be expected to occur as a result of the proposed objective.
MOTION D10.16 LANDS AT NASHVILLE PARK, HOWTH Cllr T. O'Leary	Zone the area RS (Provide for residential development and protect and improve residential amenity).	The identified lands are adjacent to an existing area of residential development (which is an ACA) and are currently zoned HA (High Amenity). There are a number of protected views in the area. There is the potential for impacts to biodiversity, flora and fauna, water, soils, landscape and cultural heritage as a result of the proposed amendment. Several of these could be minimised so long as the existing infrastructure (e.g. water and wastewater) in the area is sufficient to cater for their needs and if the design of any future residential development considers the context of the ACA and the designated views. The lands are surrounded on two of their three sides by Howth Head cSAC and therefore Screening for HDA of any development proposed for these lands would be required.
MOTION D10.17 LANDS AT MARTELLO TOWER, HOWTH Cllr C. O'Callaghan	Add a new Specific Objective to 'Preserve Views' at the Martello Tower, Howth.	Positive direct impacts to landscape and indirect positive impacts to population would occur. No significant negative impacts would be expected to occur as a result of the proposed objective.
MOTION D10.19 LANDS AT EDROS SITE, HOWTH Cllr C. O'Callaghan	Add the following local objective: Allow for development of up to 3 storeys.	No significant negative impacts would be expected to occur as a result of the proposed objective, so long as any proposed development is consistent with the land use zoning in place at the site and Local Objective 457 (Ensure the layout, scale, height and design respects the high amenity status of the surrounding area, the Martello Tower and the village character).
MOTION D10.22 LANDS AT HOWTH CASTLE, HOWTH Cllr J. Maher	Insert new local objective: Facilitate the provision of tourist, leisure, craft, artisan and restaurant uses at Howth Castle whilst ensuring the setting and character of the protected structures are maintained.	No significant negative impacts would be expected to occur as a result of the proposed objective so long as the caveat with regard to, 'ensuring the setting and character of the protected structures are maintained', is strictly enforced and any proposed uses are in consistent with the Howth SAA buffer zone.
MOTION D10.24 LOCAL OBJECTIVE AT HOWTH VILLAGE Cllr E. O'Brien	Add new local objective: Examine the feasibility of this area to accommodate 'town centre' and/or 'residential' development such as would complement the development of the lands opposite to provide a 'gateway' setting at the entrance into Howth Village, while maintaining the visual amenity and character of this area.	No significant impacts (positive or negative) would be expected to result from the proposed objective as it involves a feasibility study only.

Ref.	Councillors' Motions	Screening Response
<p>MOTION D10.26 LOCAL OBJECTIVE AT OFFINGTON, SUTTON Cllr J. Maher</p>	<p>Rezone to Residential 'RS'.</p>	<p>The identified lands are currently zoned HA (High Amenity) but are located outside the Howth SAA Buffer Zone. The site is located adjacent to a large area of residential development, with the required services present. No significant impacts would be expected to occur. These lands are located within 200m of Baldoyle Bay cSAC. The change from HA to RS represents an increase in the potential for the occurrence of activity on these lands that might impact negatively on the Conservation Objectives of this site. Any proposed residential development here would be subject to Habitats Directive Assessment.</p>

Map Sheet 11: South Fringe

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D11.6 LANDS AT CLOGHRAN Cllr A. Devitt</p>	<p>Insert new local objective: Carry out a recreation and amenities study of potential land uses in the Cloghran area.</p>	<p>No significant impacts would be expected to occur as a result of the proposed objective as it includes for a study only.</p>

Map Sheet 12: Blanchardstown North

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO D12.1 & D12.2 LANDS AT KILSHANE CROSS, NORTH RD Cllrs D. McGuinness & A. Devitt</p>	<p>Insert new local objective: Provide for the reasonable extension and improvement of the existing uses on site and/ or facilitate the relocation of the existing use within the site but outside the inner public safety zone.</p>	<p>The site is currently zoned GB (Greenbelt). The southern part of the site is currently developed for industrial/warehouse use, while the northern portion is undeveloped. Rezoning of this property would allow further intensification within the northern portion of the site. However, so long as this is subject to the relevant planning controls, including use of SuDS for any new paved areas, the potential for significant impacts to occur should be minimised. It is noted that the northern edge of the site will remain zoned GB under the proposed motion.</p>

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO D12.4, MOTION NO D12.5 & MOTION NO D 12.7 LANDS AT DUBLIN AIRPORT Cllr K. Dennison, M. O'Donovan and D. McGuinness</p>	<p>Insert a new objective on the lands to the east of the M2 as follows: In tandem with the delivery and implementation of the Swords Western Ring Road and/or western access to the airport a study will be carried out to examine the future use of lands in this area.</p>	<p>The identified lands are currently zoned as GB (Greenbelt). As the objective is related to carrying out a study only, no significant negative impacts would be expected to occur.</p> <p>However, should the site be rezoned this could represent an intensification from its current use of agriculture. An unnamed watercourse runs through the site, which is a tributary of the Ward River, which flows into the Malahide Estuary SPA and SAC.</p> <p>The site is not currently located in proximity to existing or planned public transport infrastructure and is outside the existing Development Boundary, much of which is subject to a LAP under which the cumulative impact of land development would be considered. Intensification of development at the site could be inconsistent with the surrounding land uses on the western side of the M1, which are rural in nature.</p> <p>The proposed study should consider incorporating an objective at the site which recognises the need for provision of a 15m riparian zone along the existing watercourse.</p>
<p>MOTION NO D12.6 LANDS AT KILLAMONAN Councillor M. O'Donovan</p>	<p>Replace Objective 316 with the following: Consider, within the context of the LAP, the provision of a high quality mixed use gateway development including hotel, office development and logistics uses.</p>	<p>No additional significant impacts (either positive or negative) would be expected to result from the proposed objective, which was included in the 1st draft Plan, outside of those already identified in the Environmental Report. It should be noted this area is subject to a LAP and this will require both SEA and AA. The recommendations of this lower level assessment will be taken on board in the LAP.</p>
<p>MOTION D12.9 LANDS AT BARNLODGE, BALLYCOOLIN, RD Cllr. D. McGuinness</p>	<p>See MR12.7.</p>	<p>See MR12.7.</p>
<p>MOTION NO D12.14 LANDS AT POWERSTOWN ROAD Cllr R. Coppinger</p>	<p>That the lands at Powerstown Road (outlined on attached map) be zoned OS (Open Space), to provide open space and recreational amenities for the residents of Tyrrelstown (i.e. change zoning from GE to OS).</p>	<p>The identified lands are currently zoned for GE (General Employment). Direct positive impacts to cultural heritage, population, human health as well as indirect impacts to biodiversity, flora and fauna would be expected to occur as a result of the proposed objective. No negative impacts would be expected to occur, with the exception of potential impacts to material assets in regards to the potential reduction in employment opportunities. However, there are extensive lands in the area currently zoned for GE.</p>
<p>MOTION NO D 12.15 LANDS AT OLD MULHUDDART BRIDGE Cllr M. O'Donovan</p>	<p>Insert new objective: Examine the feasibility of developing the redundant spur road(s) associated with the old Mulhuddart bridge to provide for its integration into the public realm and amenity associated with the village.</p>	<p>No negative impacts would be expected to occur as a result of inclusion or implementation of the proposed objective.</p>

Ref.	Councillors' Motions	Screening Response
MOTION NO D 12.16 LANDS AT KEPAK Cllr K. Dennison	Zone the lands GE and insert a new local objective: Development on these lands, if any, shall be restricted by the extent of flooding on the lands and will be further informed by the outcome of the options appraisal process which forms part of the C-FRAMS Study.	The identified lands are currently zoned HA (High Amenity) and are in use as agriculture. Land uses around the site include agriculture and other general employment uses. The River Tolka flows adjacent to the site. The site is located directly adjacent to the R156 and just north of the N3. However, the site is not currently located in proximity to existing or planned public transport infrastructure; therefore, any employees to travelling to the site would be likely use private vehicles, resulting in a potential negative impact on air quality and climate. Rezoning of this property would allow intensification of the site; however, so long as this is subject to the relevant planning controls and an appropriate level of environmental assessment, including use of SuDS for any new paved areas, the potential for significant impacts to occur should be minimised. In addition, this could be considered infill development and would positive in terms of material assets and employment. It should be noted that the draft Plan currently requires provision of a 30m riparian zone along the Tolka.
MOTION NO D 12.17 LANDS AT LITTLEPACE Cllr R. Coppinger	Insert a new objective: Facilitate the provision of noise abatement and safety barriers along the N3 adjacent to Littlepace housing estates.	Positive impacts to population and human health would be expected to occur as a result of the proposed objective. No negative impacts would be expected to occur.

Map Sheet 13: Blanchardstown South

Ref.	Councillors' Motions	Screening Response
MOTION NO. D13.13 LANDS AT LOWER ROAD Cllr P. Hamill	Insert new Local Objective along the Liffey Valley as follows: Provide a strategic pedestrian/cycle link from Castleknock GAA car-park via the M50 reservation lands down the Lower Road and the existing metal bridge to Waterstown Park.	This local objective has the potential to impact negatively on the environment and in particular on biodiversity, flora and fauna. HDA screening at the project level will be required.
MOTION NO. D13.17 LANDS AT O'REILLY'S YARD Cllr E. Loftus	Change the zoning on O'Reilly's Yard site to TC from RS.	No significant negative impacts would be expected to occur as a result of the proposed zoning amendment.

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D13.18 LANDS AT BLANCHARDSTOWN VILLAGE Cllr M. Waine</p>	<p>Amend Objective 460 to with the revised wording as follows: Provide for a high quality visual entrance to Blanchardstown Village in the redevelopment of sites in the vicinity of the Snugborough Road junction with Main Street which is sensitive to and complementary to the residential nature of the area.</p>	<p>Objective 460 currently states: Provide for a high quality visual entrance to Blanchardstown Village in the redevelopment of sites in the vicinity of the Snugborough Road junction with Main Street.</p> <p>No significant impacts (either positive or negative) would be expected to occur as a result of the proposed amendment, outside of those already identified in the Environmental Report.</p>
<p>MOTION NO. D13.22 LANDS AT LARAGHCON, LUCAN Cllr G. McGuire</p>	<p>Insert a new objective on the subject site at Laraghcon to read: Provide for a modest sensitively designed extension maximum 25 sq m to facilitate existing industrial use on site.</p>	<p>The identified site is located within the HA (High Amenity) zoning in the draft Plan. Given the existing industrial land uses in the area the expansion of the site could be considered infill. However, given the existing GB (Green Belt) zoning and the proposed HA (High Amenity) zoning of the site the granting of extensions to these uses would incrementally allow expansion of the industrial uses in this area which could be considered inconsistent with the overall rural nature of the vicinity.</p> <p>This overall area of industrial land uses is located in close proximity to the River Liffey; therefore, any new expansion should take account of this with regards to the quality of any industrial discharges from the site and provision of SuDS for surface water runoff. The objective in the draft Written Statement to explore the possibility of expanding the Liffey Valley SAO should also be considered prior to approval of any applications for expansion as the SAO area could include this site.</p>
<p>MOTION NOS. D13.23 & D13.27 LANDS AT NORTH LUCAN Cllrs M. Murray & K. Dennison</p>	<p>Insert new objectives on the CPI lands in Lucan:</p> <ol style="list-style-type: none"> 1. Provide for existing industrial uses on site, allowing for their reasonable extension and improvement having regard to normal planning considerations. 2. Carry out a study of these lands, currently in industrial use, to identify the mix and scale of uses and access arrangements appropriate to this visually sensitive area and Council's objectives for the Liffey Valley SAO and environs and to provide for the long term relocation of existing non-conforming industrial uses in this area. 	<p>The identified site is currently located within the HA (high Amenity) zoning. Given the existing industrial land uses in the area the expansion of the site could be considered infill.</p> <p>Should new applications for extensions be made, these should take account of the proximity to the River Liffey with regards to the quality of any industrial discharges from the site and provision of SuDS for surface water runoff.</p>
<p>MOTION NO. D13.25 LANDS AT CLONSILLA Cllr M. O'Donovan</p>	<p>That these residentially zoned lands at Clonsilla, Dublin 15 hold the following specific objective: Housing built on this site will be of a height and density appropriate to a village setting and in keeping with existing housing in the core Clonsilla Village area and to a maximum of 3 stories.</p>	<p>No negative impacts would be expected to occur as a result of the proposed objective.</p>

Ref.	Councillors' Motions	Screening Response
<p>MOTION NO. D13.28 LANDS AT COLDBLOW LUCAN Cllr A. Devitt</p>	<p>Insert a new local objective on the site at Coldblow as follows: Provide for a nursing/retirement home which shall ensure the sympathetic and appropriate reuse, rehabilitation and retention of Glenwood House and its conservation to a high standard, ensuring also that the special interest, character and setting of the building is preserved.</p>	<p>The proposed site is currently designated HA (High Amenity), is outside the development boundary and is not located within easy access of services and other community facilities. The development of a nursing/retirement home at this site might not be considered sustainable from the perspective of provision of accessibility to public transport and other services as it is expected that the relatively isolated location of this development could necessitate access by private vehicle. This could result in direct negative impacts to air quality and climate. In addition, in order for potential negative impacts to material assets and water to be avoided the provision of the required infrastructure to service the site (e.g. mains water and wastewater services) would need to be provided in advance of development.</p>
<p>MOTION NO. D13.32 LANDS AT BARNHILL Cllr M. O'Donovan</p>	<p>Insert an amended local objective on lands at Barnhill to read: Adoption of the Local Area Plan shall be dependent on the rail station at Hansfield being open, accessible and serviced by train.</p>	<p>No significant impacts would be expected to occur as a result of the proposed objective. However, it should be noted that a Local Area Plan is only a preliminary stage in the planning process and does not necessarily mean that construction will be carried out immediately once it is adopted. It may be more appropriate to draft and adopt a LAP for the entire Hansfield Area, subject to SEA and HDA (in order to account for cumulative impacts) and include a policy within the LAP that incorporates the proposed objective.</p>
<p>MOTION NO. D13.33 LANDS AT BARNHILL Cllr M. O'Donovan</p>	<p>Insert an amended objective on the lands at Barnhill as follows: Construction of houses on these lands will be dependent on the delivery of the proposed new road and bridge over the railway.</p>	<p>The proposed objective is in keeping with sustainable planning principles. No impacts would be expected to occur as a result of the proposed project.</p>
<p>MOTION NO. D 2.2/1 IMPACT OF METRO WEST ON LIFFEY VALLEY SAO Cllr P Hamill</p>	<p>Insert new objective: Optimise the benefits of Metro West to take account of existing commuter traffic, enterprise and employment while ensuring that any crossing over the River Liffey Valley SAO is designed in such a way as would not compromise the amenity, tourism and economic potential of the Valley.</p>	<p>This new objective would address some of the potential direct impacts to landscape and biodiversity, flora and fauna identified in the SEA Environmental Report related to the Strategic Policy to, <i>“Seek the development of a high quality public transport system throughout and adjoining the County, including the development of Metro North and Metro West, improvements to the railway infrastructure and the facilitation of QBC’s, together with enhanced facilities for walking and cycling and a roads infrastructure geared to the needs of the County” (Strategic Policy 14, Section 1.3 of the draft Plan).</i> In addition, the addition of this objective would be in line with the Strategic Environmental Objective for Landscape, which is to, <i>Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Fingal</i>, and its sub-objective, which specifically calls for protection of SAO areas. It should be noted that Metro West has undergone a route selection process in advance of the EIA, which is currently underway. The EIS will assess the impacts of the preferred alternative, including any crossing of the Liffey Valley.</p>

Appendix B

Screening Report for Modifications to the Draft Plan (March 2011)

1 SCREENING OF SIGNIFICANT EFFECTS RESULTING FROM PROPOSED MODIFICATIONS TO THE DRAFT PLAN

The Draft Fingal Development Plan and accompanying Environmental Report were put on public display from 2 April to 11 June 2010. A Manager's Report was prepared and Proposed Amendments were made to the Draft Plan, as agreed by the Elected Members of the Council. In accordance with Section 12 [7] of the Planning & Development Acts, 2000-2010, these amendments were put on public display between 17 December 2010 and 24 January 2011, together with a report on the likely significant effects on the environment of implementing the Proposed Amendments, prepared in accordance with the Planning & Development (Strategic Environmental Assessment) Regulations 2004. In accordance with the Planning and Development Act 2000-2010, in the main only submissions in relation to the Proposed Amendments and/or the report on the likely significant effects on the environment of implementing the Proposed Amendments have been taken into consideration. A total of 275 no. submissions were received.

A further Manager's Report dealing with the submissions on the Proposed Amendments (and the associated SEA/AA Screening Report) has now been prepared and modifications made. This report identifies the environmental consequences of these proposed modifications. The modifications constitute another stage in the process of making a new Fingal Development Plan 2011-2017.

The text in black is the text as contained in the Draft Fingal Development Plan 2011-2017 and is not changing. The text in ~~strikethrough~~ is the text as contained in the Draft Plan and is proposed to be deleted. The text in *italics* is proposed as amending/new text to the Draft Plan.

Content of the Draft Plan which does not comprise policies or objectives is not within the scope of the SEA and therefore was not evaluated in the initial Environmental Report or Natura Impact Statement. Consequently, proposed amendments to such content are generally not considered herein. Where supporting text referred to in policies is being amended, and where such amendments would change the evaluation provided in the Environmental Report or Natura Impact Statement, then such amendments are considered. In addition, changes which involve the renumbering of policies/objectives only or minor grammatical or formatting changes are not considered herein.

It should be noted that this document includes screening for significant impacts in both the context of SEA and Habitats Directive Assessment (HDA). Where a comment is being made in the context of HDA, this has been noted in the text.

1.1 WRITTEN STATEMENT

Amendment Reference	Adopted Modification	Screening Response
Chapter 1 Strategic Overview, Section 1.1	Amend the wording of Objective AA1 throughout the written statement as follows: Ensure that all plans and projects in the County which could, <i>either individually or in combination with other plans and projects</i> , have a significant effect on a Natura 2000 site (or sites) will be subject to Appropriate Assessment Screening.	The proposed modification is consistent with the wording in the EU Habitats Directive and would improve this objective.
Chapter 1 Strategic Overview, Section 1.5	Land Supply and Core Strategy: Clarify and update the Core Strategy as appropriate, reflecting amendments as adopted and formatting and detail content in line with the Planning Act and Guidance Notes.	No significant negative impacts would be expected to occur as a result of the proposed modifications.
Chapter 1 Strategic Overview, Section 1.6	Revise Objective Portmarnock 6 to read: <i>Protect and manage</i> the flood plain of the Sluice River to the south of Portmarnock and ensure that its integrity as a natural habitat is maintained. Revise Objective Skerries 7 to read: Promote the development of marine sports and recreational facilities in Skerries, subject to the identification of a suitable location and the feasibility of developing such facilities in keeping with the character of the built and natural environment and coastal amenities of the town of Skerries, in consultation with the local community and subject to Appropriate Assessment including consideration of the possibility of indirect impacts and <i>in-combination effects</i> on the Conservation Objectives of Skerries Islands SPA and Rockabill SPA.	No significant negative impacts would be expected to occur as a result of the proposed modifications.
Chapter 1 Strategic Overview, Section 1.5	Include a separate statement in the Written Statement which shows that the development objectives in the development plan are consistent, as far as practicable, with the conservation and protection of the environment.	No significant impacts (either positive or negative) would be expected to occur as a result of the proposed modifications.
Chapter 2 Enterprise and Employment , Section 2.10	Revise the order of wording to Objective EE63 as follows: Ensure that every development proposal in the environs of the Airport takes into account the impact on <i>water quality, water-based habitats and flooding of local streams and rivers</i> .	The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.

Amendment Reference	Adopted Modification	Screening Response
Chapter 4 Physical Infrastructure, Section 4.1	<p>Amend Objective TO 20 as follows:</p> <p>Support public transport improvements by reserving the corridors of any such proposed routes free from development. <i>Provide set backs along public transport corridors to allow for future improvement to enable the provision of a safe and efficient network of public transport infrastructure.</i></p> <p>Amend Table TO1, specifically Post Primary School cycle parking standards as follows:</p> <p>Cycle spaces to be provided for 33% of children and 1 space for every 5 members of staff.</p>	<p>These modifications were made in response to comments in the SEA/HDA. No significant negative impacts are expected to occur as a result of these modifications.</p>
Chapter 5 Natural Heritage, Section 5.2	<p>Amend Objective BD11 as follows:</p> <p>Protect inland fisheries within and adjacent to Fingal and take full account of Inland Fisheries Ireland Guidelines in this regard when undertaking, approving or authorising development or works which may impact on rivers, streams and watercourses and their associated habitats and species.</p>	<p>The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.</p>
Chapter 5 Natural Heritage, Section 5.3	<p>Amend Objective GH02 as follows:</p> <p>Promote <i>safe and sustainable</i> public access to County Geological Sites where appropriate and feasible subject to the requirements of Article 6 of the Habitats Directive.</p>	<p>The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.</p>
Chapter 7 Urban Fingal, Section 7.4	<p>Reword Objective RD26 as follows:</p> <p>Ensure new terraced, townhouse, duplex and apartment schemes include appropriate design measures for refuse bins, details of which should be clearly shown at pre-planning and planning application stage. <i>Ensure refuse bins cannot be are not</i> situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are provided</p>	<p>No significant impacts (either positive or negative) would be expected to occur as a result of the proposed modifications.</p>
Chapter 7 Urban Fingal, Section 7.6	<p>Amend Objective CI44 as follows:</p> <p>Facilitate the provision of a crematorium within the life of the Development Plan, <i>subject to environmental assessment and Appropriate Assessment Screening as appropriate.</i></p>	<p>This modification was made in response to comments in the SEA/HDA. No significant negative impacts are expected to occur as a result of this modification.</p>

Amendment Reference	Adopted Modification	Screening Response
<p>Chapter 8 Rural Fingal, Section 8.3</p>	<p>Amend Objective RV06 as follows, ...All proposed LAPs will be screened for assessment under the Habitats Directive and Strategic Environmental Assessment Directive. The cumulative and in-combination effects of the village LAPs on the County... Modify Objective RH14 as follows: Apply the provisions of the Rural Settlement Strategy as it applies to “New Housing for the Rural Community other than for those who are actively engaged in farming” for rural community members located within the Inner Noise Zone on suitable sites located within two kilometers outside the Inner Noise Zone. <i>For those living to the east of the M1, only suitable sites located to the east of the M1 will be considered, for those living to the west of the M1, only suitable sites located to the west of the M1 will be considered.</i> Modify Objective RH19 as follows: Encourage new dwellings in the rural area to be sited at a location in close proximity to the family home where the drainage conditions can safely accommodate the cumulative impact of such clustering and where such clustering will not have a negative visual and amenity impact on the original house. Where such an arrangement is clearly demonstrated not to be available, permit the new dwelling to be located on an alternative site which is within two kilometres from the family home, or, in the case of applications made under Objective RH14, within two kilometres outside the Inner Noise Zone.</p>	<p>No significant impacts (either positive or negative) would be expected to occur as a result of the proposed modifications, aside from in Objective RV06 where the proposed modification is considered to be an improvement.</p>
<p>Chapter 8 Rural Fingal, Section 8.4</p>	<p>Amend Objective RE24 (now Objective RE25) as follows: Require that applications for a recreational activity with potential to impact on a natural landscape feature should be accompanied by a Management Plan which will indicate the protected number of users, hours, and dates of operation, a risk management statement based on the possible environmental impact of the proposed activity, screening for assessment under the Habitats Directive of the potential for impacts on Natura 2000 sites, proposed mitigating efforts to counter any negative impacts of the proposed activity on the environment, and a monitoring management plan to ensure the effectiveness of mitigation measures put in place.”</p>	<p>No significant impacts (either positive or negative) would be expected to occur as a result of the proposed modification.</p>

1.2 MAP SHEET 4 – BALBRIGGAN

Amendment Reference	Adopted Modification	Screening Response
<p>A.4.4 Rezone Lands from RU to RS – Flemington Lane</p>	<p>Revise amendment as proposed to merge Local Objective 7 with this Amendment as follows: Rezone lands from RU to RS (residential) and insert Specific Objective for Masterplan Area and insert new Local Objectives – Prior to any proposed design or layout of development on these lands a detailed archaeological study shall be carried out. Allow low density housing – circa 12 per hectare (5 per acre) gross, in accordance with a Masterplan. Development of the lands shall include provision for significant traffic calming and re-alignment of Flemington Lane. <i>Access from the R132 shall form part of the Gateway Strategy for the northern approach to Balbriggan.</i></p>	<p>This modification has been made to reduce the number of Local Objectives on the map. Therefore, no significant impacts (either positive or negative) would be expected to occur as a result of the proposed modification.</p>

1.3 MAP SHEET 6A – LUSK

Amendment Reference	Adopted Modification	Screening Response
<p>A.6A.3 Rezone Lands from OS to CI – Lands North of Lusk</p>	<p>Adopt amendment subject to site boundary revisions.</p>	<p>These site boundary restrictions are minor in nature and as a result no significant impacts (either positive or negative) would be expected to occur as a result of the proposed modification.</p>

1.4 MAP SHEET 7 – DONABATE & PORTRANE

Amendment Reference	Adopted Modification	Screening Response
A 7.5 Insert New Local Objective at Blakes Cross	Amend the Local Objective to read: Facilitate the <i>sustainable</i> expansion of the existing waste management facility.	This modification was made in response to comments in the SEA/HDA. No significant negative impacts would be expected to occur as a result of the proposed modification.

1.5 MAP SHEET 7 – DONABATE & PORTRANE

Amendment Reference	Adopted Modification	Screening Response
A 7.10 Insert New Local Objective – St. Ita’s, Portrane	Amend the Local Objective as follows: Undertake a feasibility study of St Ita’s, Portrane in conjunction with the Health Service Executive, to determine the optimal future sustainable use of this complex in line with Portrane’s position in Fingal’s Settlement Strategy. The study will explore the development of new modern psychiatric health care and ancillary facilities taking cognisance of the cultural, visual and ecological sensitivities of the site. The study would also prioritise the re-use of the existing buildings, including protected structures on site and also maintain and provide for an appropriate level of public accessibility through the site.	No significant impacts (either positive or negative) would be expected to occur as a result of the proposed modification.

1.6 MAP SHEET 9 – MALAHIDE & PORTMARNOCK

Amendment Reference	Adopted Modification	Screening Response
A 9.10 Insert New Local Objective - Kinsealy	Revise the wording of the amendment to read as follows: Provide and Facilitate horticultural research and education.	No significant impacts (either positive or negative) would be expected to occur as a result of the proposed modification.

1.7 MAP SHEET 10 – BALDOYLE & HOWTH

Amendment Reference	Adopted Modification	Screening Response
A 10.12 Amend Local Objective 444 – Techrete, Howth	Development shall be between three and five storeys to include a landmark building at the eastern end of the site to enhance design quality. The three storey aspect of the development shall be on the western side of the site and a maximum of 30% of the overall development shall be five storeys.	No significant impacts (either positive or negative) would be expected to occur as a result of the proposed modification.
A 10.18 Insert New Local Objective – Edros	Allow for a development of up to 3 storeys. <i>The design and mix of uses therein shall be appropriate to this visually sensitive edge of town centre location.</i>	The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.
A 10.20 Amend Local Objective 435 – Balscadden Bay	Reword the amendment as follows Further reclaimed <i>reclamation</i> of land west of the West Pier and at Balscadden Bay shall not be permitted.	This modification was made to clarify the meaning of the objective. The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.

1.8 MAP SHEET 11 – SOUTH FRINGE

Amendment Reference	Adopted Modification	Screening Response
A 11.10 Remove LAP objective and indicate as Masterplan - N32 at Clonshaugh	Adopt amendment with Local Objective which reads: <i>'Prepare a masterplan for these lands and ensure that development is phased having regard to the capacity of the road network.'</i>	The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.

1.9 MAP SHEET 13 – BLANCHARDSTOWN SOUTH

Amendment Reference	Adopted Modification	Screening Response
<p>A 13.27 Amend Local Objective 558 – Car Parking at Shackletons Mills</p>	<p>Adopt amendment subject to the following revision: Acquire and develop a suitable car parking site in the vicinity of Anna Liffey (Shackletons) Mills and upgrade the existing pedestrian/cycle path along the river bank westwards to connect with Lucan Village taking appropriate measures to ensure that the integrity of the Liffey Valley is fully taken account of in the layout, design and location of the car park and the upgrading of the pedestrian/cycle path.</p>	<p>The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.</p>
<p>A 13.29 Insert New Local Objective From Castleknock GAA Park</p>	<p>Adopt amendment subject to the following revision: Provide a strategic pedestrian/cycle link from Castleknock GAA car park via the M50 reservation lands down the Lower Road and the existing metal bridge to Waterstown Park in a manner which is sensitive to the landscape and biodiversity of the area.</p>	<p>The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.</p>
<p>A 13.33 Insert New Local Objective - To carry out Study of Lands at North Lucan</p>	<p>Adopt amendment subject to the following revision: Carry out a study of these lands, where currently in industrial use, to identify the mix and scale of uses and access arrangements appropriate to this visually sensitive area and the Council's objectives for the Liffey Valley SAO and environs and to provide for the long term relocation of existing non-conforming industrial uses in this area.</p>	<p>This modification was made to clarify the meaning of the objective. The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.</p>
<p>A 13.35 Insert New Local Objective linking Lucan Bridge with St. Catherine's Park</p>	<p>Provide for a strategic pedestrian/cycle link connecting Lucan Bridge with St. Catherine's Park via the lands at Bleach Green (north bank of Liffey) without significant negative impact on the landscape and the sensitive biodiversity considerations of the valley.</p>	<p>The proposed modification would improve this objective. No significant negative impacts would be expected to occur as a result of the proposed modification.</p>