

# **Local Area Plan for lands at Kenure, Rush**

## **SEA Statement**

**April 2009**

**REPORT PREPARED BY**

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## **1. Introduction**

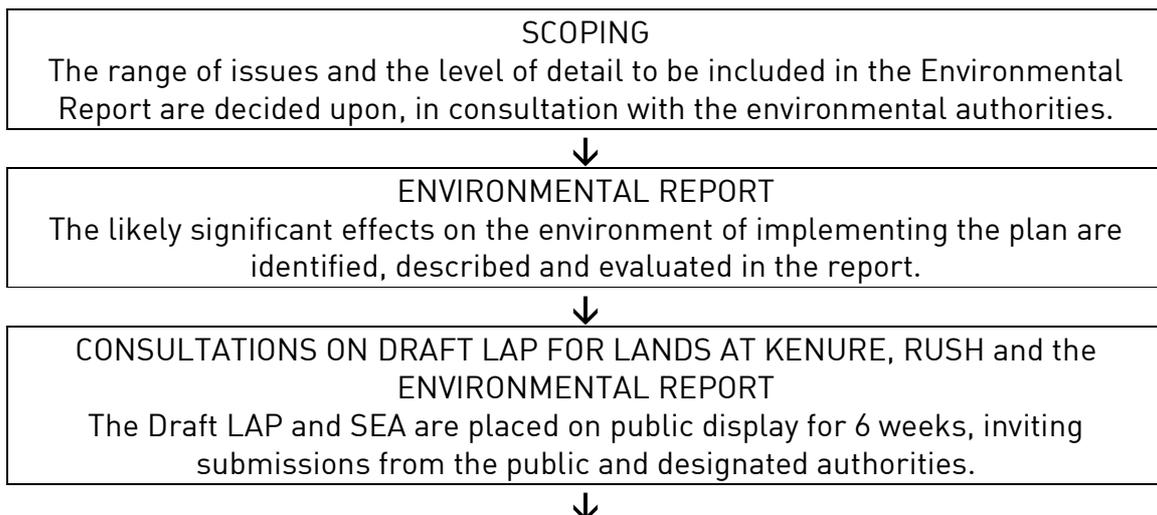
The Local Area Plan for lands at Kenure, Rush was adopted by Fingal County Council on the 15<sup>th</sup> April 2009. In accordance with S.I. no 436 of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (article 14I), the Planning Authority is required to prepare a SEA statement following the making of a Local Area Plan.

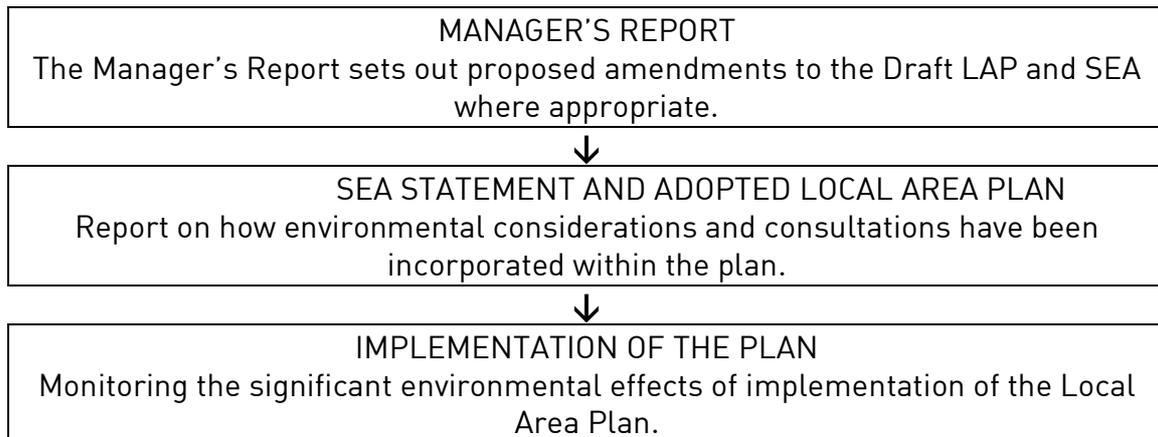
The SEA statement includes a summary of the following information:

1. How environmental considerations have been integrated into the LAP.
2. How
  - (i) the environmental report prepared pursuant to article 14B
  - (ii) submissions and observation made to the planning authority in response to the notice under section 20(3) of the Act, and
  - (iii) any consultations under article 14F,have been taken into account during the making of the plan.
3. The reasons for choosing the LAP, as adopted, in the light of other reasonable alternatives dealt with, and
4. The measures decided upon to monitor, in accordance with article 14J, the significant environmental affects of implementation of the plan.

### **1.1 Summary of the SEA Process**

The SEA was prepared in tandem with the Draft Local Area Plan for lands at Kenure, Rush. The SEA process can be illustrated as follows:





## **2. Summary of how environmental consideration and the Environmental Report have been integrated into the LAP for lands at Kenure, Rush.**

The following section outlines how the LAP evolved and how consideration of environmental issues influenced the LAP.

The initial scoping process and analysis of the baseline environment highlighted a number of key issues, which were further considered and explored in the formulation of alternative development strategies for the lands at Rush:

- Population and Human Health
- Biodiversity, Flora and Fauna
- Water
- Cultural Heritage – Architectural and Archaeological
- Transportation

In addition to the baseline information gathered the following studies were carried out as part of the LAP/ SEA process:

1. Flora and Assessment for lands at Rush, Fingal County Council Parks Department, December 2007.
2. Archaeological Assessment for Lands at Kenure, Rush, Margaret Gowan and Co. Ltd., Archaeological Consultants and Project Managers, November 2008.

Three alternative development options were considered for the development of Rush. These included a 'High to Medium Density Development' scenario; a 'Mixed Density Development' scenario, and a 'High to Low Density Development' scenario.

The preferred development strategy, which emerged from the above assessment, was further assessed using a matrix looking at the key objectives of the LAP against a list of environmental objectives for the area.

The following table lists the Environmental Objectives considered in the plan:

**Table 1.0: Key Objectives of the Local Area Plan**

<i>Population and Human Health</i>	
P01	Improve peoples quality of life through the provision of high quality residential development and recreational environments
P02	Ensure the provision of high quality open spaces and maximise opportunities to link these spaces
P03	Facilitate integration of development into the existing community and social infrastructure through sustainable growth
<i>Biodiversity</i>	
B01	Maintain and enhance the diversity of habitats and protected species, promote and maximise the opportunities for the creation of biodiversity
<i>Transport</i>	
T01	Improve road access to new development and to the centre of Rush
T02	Minimise the impact of traffic in the area as a result of development
T03	Improve pedestrian access and permeability throughout the LAP lands
<i>Water</i>	
W01	Ensure that any new development is adequately serviced by foul drainage infrastructure
W02	Prevent pollution and contamination of water courses as a result of ground water run-off
<i>Air Quality and Climate Factors</i>	
A01	Promote sustainable energy
<i>Cultural Heritage – Architectural and Archaeological</i>	
CO1	To protect all known archaeological sites from inappropriate development that would adversely affect the site or setting
CO2	Ensure the appropriate treatment of previously unknown archaeological sites or features that are under threat from development
CO3	Promote high quality design to ensure that new buildings contribute positively to the built environment of Rush

The matrix assessment of the preferred development option highlighted that the chosen strategy was acceptable, subject to the identified mitigation and monitoring measures.

The Environmental Objectives listed above were a main consideration throughout the development of the Local Area Plan.

Table 2.0 below lists how environmental considerations have been integrated into the Local Area Plan:

**Table 2.0: Integration of Environmental Considerations into the LAP**

Environmental Report	Local Area Plan Response
<p><b>Archaeology</b></p> <p>An archaeological assessment did not identify the presence of any substantial sites, features or deposits, however given the substantial surface area of the LAP lands features could still survive.</p>	<p>The LAP states that archaeological monitoring of topsoil removal will be advised for all development within the LAP lands. It is an objective of the LAP <i>that developer's shall make provision to allow for and fund, whatever archaeological work maybe needed on site if any remains are noted following topsoil removal.</i></p> <p>Two further objectives are included in the plan with the aim of protecting features of historic and architectural interest, <i>to preserve and integrate these historical architectural features into the development of the plan lands, and protected structures in the vicinity of the plan lands, any development within the vicinity of these three protected structures will protect their setting and architectural/historical integrity.</i></p>
<p><b>Transportation</b></p> <p>Traffic calming measures must be implemented in tandem with population growth to reduce the impact of traffic on the environment, increase safety and improve the quality of life of the local population.</p>	<p>In order to reduce the impact of traffic on the receiving environment the LAP requires that traffic management measures to ensure protection of existing residential amenities, particularly for residents along Park Road, shall be included in the urban design masterplan for the plan lands. Traffic management will also be required to ensure optimal accessibility to Rush Town Centre, especially for non car-based traffic.</p> <p>It is also an objective of the LAP that <i>the developers advance a detailed road design plan for the urban distributor roads/boulevard in accordance with the agreed urban design master plan, prior to the submission of planning applications within the residential sectors of the LAP. The road layout plan shall include detailed provisions in relation to surface treatments of cycleways, footpaths, nature strips, road pavement and street lighting.</i></p>
<p><b>Water</b></p> <p>At present there is no waste water treatment plant catering for the foul effluent generated</p>	<p>As a result of the foul drainage constraint associated with the lands the LAP states that <i>no occupancy of dwellings within the LAP lands shall take place until the necessary waste water infrastructure is in completed.</i></p>

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<p>in the Rush area. Sufficient capacity will not be available to cater for the development of these lands until the Portrane WWTP has been commissioned and the downstream sewers have been upgraded to resolve existing deficiencies.</p>	<p>In order to protect, improve and enhance the natural character of the watercourses in the area, and promote access, walkways and other recreational uses of associated public open spaces, a 10 metre riparian corridor, on both sides of the stream will be maintained, as part of the LAP.</p> <p>In the interests of protecting the water quality of both streams, it is an objective of this LAP that <i>water quality sampling shall be carried out at least six months prior to the commencement of development. Monitoring of the water quality of the streams shall continue to be carried out over the lifetime of the LAP.</i></p> <p>New development as part of the plan will also be required to formulate an integrated Stormwater Management Plan encapsulating the water quantity, quality, amenity and habitat enhancement aspects of natural drainage. This will deal with surface water resulting from the development of the plan lands.</p>
<p><b>Population and Human Health</b></p> <p>One concern is that the local population and future residents should not experience unreasonable diminution in their quality of life from direct or indirect consequences of the implementation of the LAP. The plan aims to improve quality of life for residents in the area through the provision of high quality development and recreational environments.</p>	<p>This LAP seeks to <i>promote a high quality environment comprising a network of streets and pedestrian paths, leading to pocket parks and connecting to schools, local facilities and onwards to town/ beach amenities.</i> The plan includes a number of urban design principles to ensure high quality development is achieved.</p> <p>Provision for high quality public open space has been provided in order to meet the amenity requirements of future residents within the plan lands. A network of safe and attractively design pedestrian and cycling routes has also been provided for throughout the plan lands. These routes shall form a physical connection to a series of pocket parks located throughout the plan lands and provide a valuable amenity for local residents.</p> <p>It is an objective of this LAP that development of the plan lands shall take place on a phased basis to ensure that the necessary infrastructure is provided in tandem with development.</p>
<p><b>Biodiversity</b></p> <p>An ecological assessment of the lands was carried out to identify the current situation on the ground and highlight features that require protection.</p>	<p>The study indicated that the loss of connectivity between Kenure Park and the wider species would result in a permanent decline of wildlife species of the park. This was dealt with in the plan by the inclusion of a Strategic Objective <i>to provide a continuous 'green corridor' from the open farmlands to Kenure Park, to facilitate and enhance the Natural Heritage of the area.</i></p> <p>To protect and enhance the remaining ecological features within the plan lands, the inclusion of features identified during the ecological study shall inform the preparation of the masterplan for the development of the plan lands.</p> <p>It is an objective of the plan <i>to retain and further develop the stream</i></p>

	<p>valley as amenity spaces for new and existing residents and to ensure the retention and enhancement of ecological habitats. A riparian strip of not less than 10metres in width shall be provided along both sides of these streams, giving a total riparian strip width of not less than 20metres.</p>
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### **3. Summary of how submissions and observations were taken into account**

#### *Scoping Consultation*

In accordance with the Planning and Development (SEA) Regulations 2004, designated environmental authorities must be consulted in relation to the scope and level of detail to be included in the Environmental Report. Accordingly, the following authorities were consulted: Department of the Environment, Heritage and Local Government, Environmental Protection Agency, Department of Communications, Marine and Natural Resources. Submissions received by these departments were fully considered in the Environmental Report and reinforced the identification of the key environmental issues of the plan.

#### *Draft Plan Public Consultation*

In accordance with Section 13 of the Planning and Development Act 2000, the Draft Local Area Plan for lands at Kenure, Rush was on public display for a period of 6 weeks from, 26<sup>th</sup> January 2009 to 9<sup>th</sup> March 2009 at Fingal County Council Offices, County Hall, Swords, and Grove Road Blanchardstown. It was also available at Rush Community Centre in Rush and on the Council's website at [www.fingalcoco.ie](http://www.fingalcoco.ie). 186 no. submissions were received following the public display.

#### *Managers Report*

Subsequent to the display period, a Manager's Report was prepared on the submissions and submitted to the members for their consideration.

The most significant amendments recommended in the Manager's Report relates to:

- i. The front -loading of the Rush Relief Road into Phase 1 of the LAP.
- ii. A maximum of 350 residential units shall be completed before the completion of both the Rush Relief Road-Phase 1 and the East-West Street.
- iii. Temporary WWTP will not be acceptable in any circumstance and
- iv. No residential development shall take place within the plan lands until the WWTP at Portrane becomes fully operational.

Subsequent Motions from elected members resulted in the following amendments to the LAP:

- i. Class 1 Public Open Space front-loaded to taking-in-charge standards, before completion of Phase 1 of the LAP.
- ii. The reserved post primary school site shall be available to the DoES, before commencement of Phase 1 of the LAP.
- iii. All references to four storey development were omitted from the LAP.

#### **4. Reasons for choosing the plan as adopted, in light of the other reasonable alternatives considered**

As part of the LAP preparation process a range of alternatives was considered for the development of Kenure, Rush.

##### Option 1: High to Medium Density Development

Option 1 refers to the lands zoned RS1 as per the 2005-2011 Fingal Development Plan. The development will effectively complete the development area within the town boundary and create a new 'edge' to the north and west of the town. Option 1 includes a number of key elements to help provide for the new residential developments in line the necessary social and physical infrastructure and proposes a mix of residential densities for the lands. The lands are subdivided into two sectors, a high density sector (39-50 units per ha) and a medium density sector (32-37 units per ha).

##### Option 2: Mixed Density Development

This Option includes all the key elements outlined for Option 1 above, however the key difference would be range of densities proposed. This option subdivides the lands into three sectors. These are broken down into a higher density sector (39-50 units per ha.) comprising of 3 ha. to the south nearest the town centre, a medium density sector (32-37 units per ha.) comprising 14.8 ha. to the west and north of the plan lands and a low density sector (19-30 units per ha.) comprising 8 ha. to the north of the lands.

##### Option 3: High to Low Density Development

This Option includes all the key elements outlined for Option 1 above, however once again the key difference would be range of densities proposed. This option subdivides the lands into two sectors. These sectors are broken down into a higher density sector (39-50 units per ha.) comprising of 3 ha. to the south nearest the town centre, with the remaining 22.8 ha. of land to be developed as low density development.

Each option was considered and assessed against the Sustainable Environmental Objectives to provide an insight into possible impacts.

Option 2 presented the most favourable scenario for the future development of the LAP lands at Kenure. This option was elaborated further and was subject to additional analysis to highlight any potential impacts on the environment. The objectives and urban design principles put forward under the LAP were then assessed against the Sustainable Environmental Objectives. This exercise illustrated that all of the objectives and principles identified in the LAP were found to have either positive or neutral impacts when assessed.

The exercise also provided an overview of where potential problems could result from the implementation of Option 2, and allowed objectives to be reviewed where necessary. It highlighted the requirement for mitigation measures in relation to some of the objectives where negative impacts were identified.

## 5. Monitoring measures

As set out in the SEA, a number of monitoring measures will be implemented in relation to Population and Human Health, Biodiversity, Transport, Water and Cultural Heritage. The following table highlights the adopted monitoring proposals and furthermore addresses issues of when monitoring will initially take place and where responsibility for monitoring lies.

**Table 3.0: Monitoring Measures**

Environment	Monitoring Objectives and Indicators	When?	By Whom	Source / Method of Monitoring
<b>Population and Human Health</b>	<i>Improve people's quality of life through the provision of high quality development and recreational environments</i>			
	<ul style="list-style-type: none"> <li>• Good quality design, setting and finishes, showing a mix of unit types</li> <li>• Amount (in sq.m.) of open spaces and recreational facilities available to the public following adoption of the LAP</li> </ul>	<p>This will be addressed during the lifetime of the plan</p> <p>4 year review</p>	<p>FCC Planning Department</p> <p>FCC Planning Department/ Parks Division</p>	<p>Planning Applications</p> <p>Open Space and Recreational Facilities Survey - to be carried out at the monitoring stage</p>
	<i>Ensure the provision of high quality open spaces and maximise opportunities to link these spaces</i>			
	<ul style="list-style-type: none"> <li>• Amount in ha. of class 1 open space and pocket parks made available to the public following development of the plan lands</li> </ul>	4 year review	FCC Planning Department	Open Space and Recreational Facilities Survey - to be carried out at the monitoring stage

Environment	Monitoring Objectives and Indicators	When?	By Whom	Source / Method of Monitoring
<b>Population and Human Health</b>	<p><i>Facilitate integration of development into the existing community and social infrastructure through sustainable growth</i></p> <ul style="list-style-type: none"> <li>• Development is in accordance with the density and urban design objectives set out in the LAP</li> </ul>	4 year review	FCC Planning Department	Planning Applications
<b>Biodiversity</b>	<p><i>Maintain and enhance the diversity of habitats and protected species</i></p> <ul style="list-style-type: none"> <li>• Number of approved applications with landscape plans/ conditions</li> <li>• Loss of any hedgerows/ linear planting, particularly those of Ecological Importance</li> </ul>	<p>4 year review</p> <p>At planning application and planning consent stage</p>	<p>FCC Planning Department</p> <p>FCC Planning Department / Parks Division</p>	<p>Planning Applications</p> <p>Comparison to baseline Ecological Survey – Appendix A</p>
<b>Transport</b>	<p><i>To provide road access from the new development to the centre of Rush and connecting to nearby residential areas and local amenities</i></p> <ul style="list-style-type: none"> <li>• Rush Relief Road and LAP road network together with pedestrian and cycle routes made available for use within the lifetime of the adopted LAP</li> </ul>	4 year review	FCC Planning Department/ Transport Department /	Pedestrian and Cycle Route Survey - to be carried out at the monitoring stage
	<p><i>Minimise the impact of traffic on the new residential environment</i></p> <ul style="list-style-type: none"> <li>• Number of traffic calming and traffic management measures implemented by the study following adoption of the LAP</li> </ul>	4 year review	FCC Planning Department/ Transport Department	Traffic Counts - to be carried out at the monitoring stage

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<b>Environment</b>	<b>Monitoring Objectives and Indicators</b>	<b>When?</b>	<b>By Whom</b>	<b>Source / Method of Monitoring</b>
<b>Transport</b>	<p><i>Improve pedestrian access and permeability throughout the LAP lands</i></p> <ul style="list-style-type: none"> <li>•Amount (in sq.m.) of pedestrian walkways/ routes are made available to the public following development of the plan lands</li> </ul>	4 year review	FCC Planning Department/ Transport Department	Pedestrian and Cycle Route Survey - to be carried out at the monitoring stage
<b>Water</b>	<p><i>Ensure that any new development is adequately served by foul drainage infrastructure</i></p> <ul style="list-style-type: none"> <li>•Development commences when foul drainage infrastructure is available</li> </ul>	4 year review	FCC Water Services/ Planning Department	Planning Applications – Is new development connected to Portrane?
	<p><i>Prevent pollution and contamination of estuarine water</i></p> <ul style="list-style-type: none"> <li>•Result of testing show no contamination in the water</li> </ul>	2 year review	FCC Water Services/ Planning Department	Improvement/ no disimprovement of water quality as tested prior to the commencement of development

Environment	Monitoring Objectives and Indicators	When?	By Whom	Source / Method of Monitoring
<b>Cultural Heritage – Architectural and Archaeological</b>	<p><i>To protect all recorded archaeological sites from inappropriate development that would adversely affect the site or setting</i></p> <ul style="list-style-type: none"> <li>• Ensure all known archaeological sites are protected from inappropriate development</li> </ul>	<p>4 year review</p>	<p>FCC Planning Department / Conservation Office</p> <p>The Planning Dept. will ensure at planning application and planning consent stages that the necessary consultation takes place with the DEHLG. The DEHLG will ensure monitoring takes place at site clearance stage</p>	<p>Planning Applications Query</p>
	<p><i>Ensure the appropriate treatment of previously unknown archaeological sites or features that are under threat from development</i></p> <ul style="list-style-type: none"> <li>• Number of identified potential archaeological sites investigated</li> </ul>	<p>4 year review</p>	<p>FCC Planning Department / Conservation Office</p>	<p>Planning Applications Query</p>
	<p><i>Promote high quality design to ensure that new buildings contribute positively to the built environment of Rush</i></p> <ul style="list-style-type: none"> <li>• New developments show features outlined in the LAP in their design and setting</li> </ul>	<p>4 year review</p>	<p>FCC Planning Department</p>	<p>Planning Applications</p>

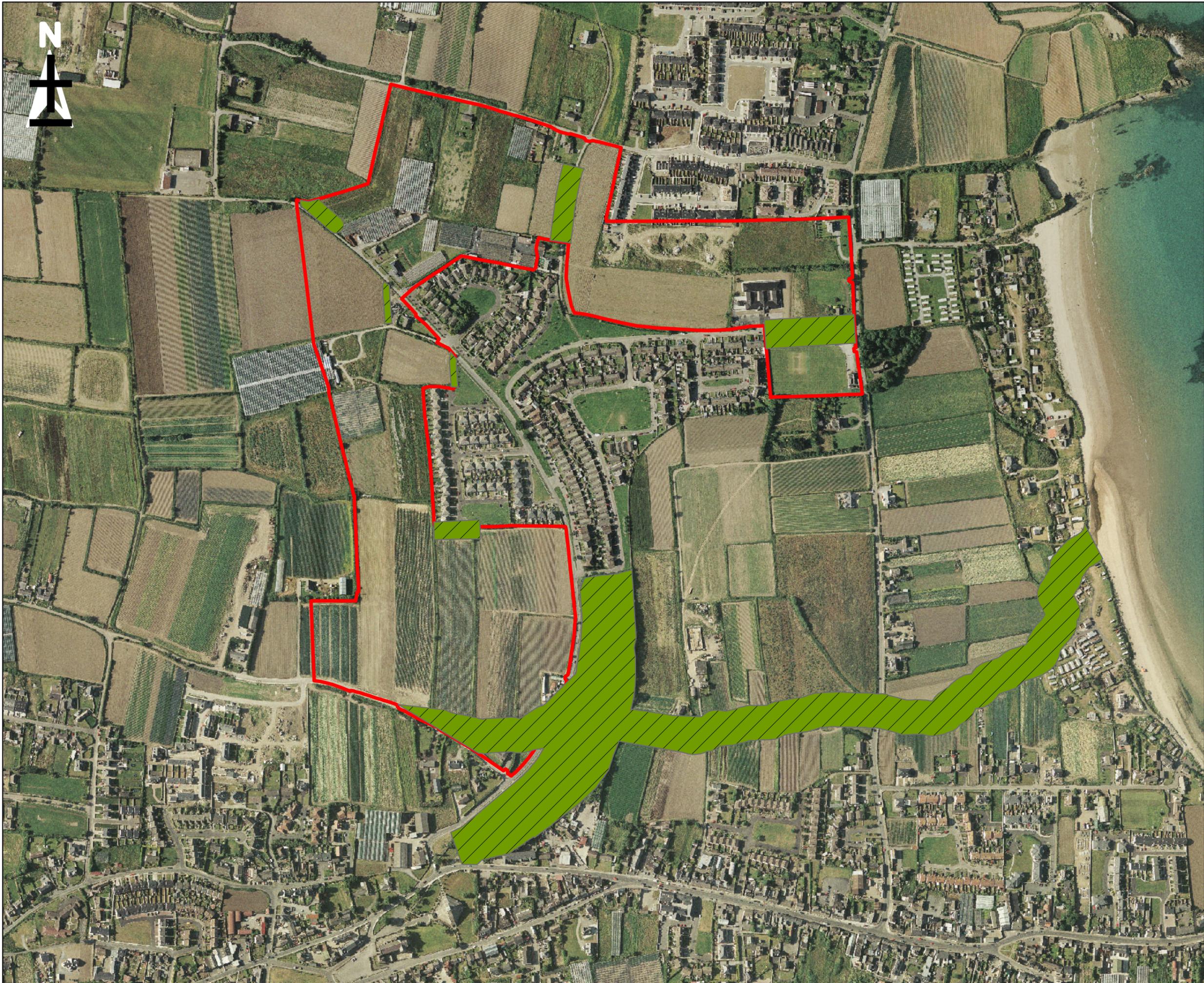
<b>Environment</b>	<b>Monitoring Objectives and Indicators</b>	<b>When?</b>	<b>By Whom</b>	<b>Source / Method of Monitoring</b>
<b>Cultural Heritage – Architectural and Archaeological</b>	<p><i>To ensure the appropriate/adequate protection of Protected Structures and their setting within the LAP</i></p> <ul style="list-style-type: none"> <li>•Appropriate scale and density used on site, balance between urban and rural boundary and existing development</li> </ul>	4 year review	FCC Planning Department	Planning Applications

Data to be collected during monitoring:

- A: Open Space and Recreational Facilities Survey
- B: Pedestrian Walkways and Cycle Route Survey
- C: Traffic Counts
- D: Water Quality for Brooke Stream

**6. Appendix**

A: Ecologically Important Areas



**KENURE (Rush)**  
Ecologically Important Areas

- Legend**
-  Kenure Local Area Plan Boundary
  -  Ecologically Important Areas



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