



# **Fingal Development Plan 2011-2017**

## **Variation No. 3**

### **Lands at St. Ita's, Portrane**

#### **SEA STATEMENT**





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# 1 INTRODUCTION

This Strategic Environmental Assessment (SEA) Statement has been prepared as part of the SEA of the proposed Variation to the Fingal County Development Plan in respect of lands at St. Ita's, in accordance with national and EU legislation. This document provides information on the decision-making process and documents how environmental considerations, the views of consultees and the recommendations of the Environmental Report and the assessment carried out under Article 6 of the Habitats Directive have been taken into account by, and influenced, the Plan.

The proposed Variation and these associated documents have been prepared by the competent authority which, in this case, is Fingal County Council. This SEA Statement has been prepared in accordance with Schedule 2, Section 16(2) of the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations (S.I. No. 435 of 2004) as amended and having regard to Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment as amended and having regard to Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment as amended, Circular Letter PL 9/2013 Department of Environment, Community and Local Government.

The structure of the SEA Statement is as follows:

1. Introduction
2. Summary of Key Facts
3. Summary of the SEA Process
4. Consultation
5. Key Issues Raised in the Submissions
6. How Environmental Considerations and Consultations have been taken into account in the Adopted Variation
7. Preferred Scenario and Reasons for Choosing the Final Variation
8. Measures to Monitor Significant Environmental Effects of the Implementation of the Adopted Variation
9. Conclusion and Next Steps

## 2 SUMMARY OF KEY FACTS

<b>Title of Variation:</b>	Fingal County Development Plan 2011-2017 Variation No. 3, Lands at St. Ita's, Portrane.
<b>Purpose of Variation:</b>	To facilitate the long term planning and sustainable development of the St Ita's Hospital complex and demesne [i.e. lands owned by the HSE] into the future. This is to be achieved by supporting the implementation of the objectives laid down in the completed Feasibility Study of St Ita's and with particular regard to the conservation of the historic buildings within the designated Architectural conservation Area (ACA) at St Ita's.
<b>Competent Authority:</b>	Fingal County Council.
<b>What prompted the Variation:</b>	Local Objective 245 of the Fingal County Development Plan 2011-2017 states ' <i>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. 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</i> '.
<b>Subject:</b>	Describes the seven amendments proposed to the CDP in order to support the implementation of the objectives in the feasibility study, objectives which will facilitate the long term planning and sustainable development of the St Ita's Hospital complex and demesne into the future.
<b>Period covered:</b>	The Variation will be adopted into the current Fingal County Development Plan 2011-2017.
<b>Frequency of updates:</b>	The Fingal County Development Plan will be updated in 2017 after a period of 6 years.
<b>Area of Variation:</b>	The Variation covers HSE owned lands at St. Ita's Demesne in Portrane, north County Dublin.
<b>Nature/content of Variation:</b>	The Variation contains seven amendments in order to support the implementation of the objectives in the feasibility study, objectives which will facilitate the long term planning and sustainable development of the St Ita's Hospital complex and demesne into the future.
<b>Date Variation came into effect:</b>	10th March 2014
<b>Main contact:</b>	Fingal Planning Department Swords Co. Dublin

### 3 SUMMARY OF THE SEA PROCESS

The Variation to the Fingal County Development Plan has been subject to a process of Strategic Environmental Assessment (SEA), as required under the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations S.I. No 435 of 2004 as amended by S.I. No 200 of 2011. This has included the key steps described in the following sections.

#### 3.1 SCREENING

Screening was carried out to establish if an SEA was required for the proposed Variation to the Fingal County Development Plan. In terms of the provisions of Article 13K of the SEA Regulations (as amended), Fingal County Council, determined that the proposed Variation had the potential to have significant effects on the environment given the sensitivities of the lands at and surrounding St. Ita's, Portrane. In view of this it was considered that a Strategic Environmental Assessment would be required in respect of the proposed Variation of the Fingal County Development Plan 2011-2017 with particular reference to:

- Potential to impact on a number of Protected Structures, Recorded Monuments and the ACA associated with St. Ita's Demesne as a result of proposals to reuse existing buildings and facilitate new infrastructure;
- Potential to impact on the trees and woodlands at St. Ita's which are both a defining, essential and integral part of the character of St. Ita's demesne and its landscape character and also provide habitat for bats;
- Potential to impact on preserved views to the north and east of the lands;
- Potential to impact on the spatial framework for biodiversity conservation and management in Fingal through impacts to the *Nature Development Areas* at St. Ita's as identified in the Fingal CDP; and
- Potential to impact on traffic in the Donabate Portrane area.

#### 3.2 SCOPING AND STATUTORY CONSULTATION

Scoping was carried out to establish the level of detail appropriate for the Environmental Report. The scoping exercise included consultation with the five statutory consultees for SEA in Ireland. The five statutory consultees for the SEA in Ireland are the:

1. Environmental Protection Agency (EPA);
2. Department of Arts, Heritage and the Gaeltacht (DAHG)
3. Department of Agriculture, Food and the Marine (DAFM)
4. Department of Communications, Energy and Natural Resources (DCENR); and
5. Department of Environment, Community and Local Government (DEHLG).

A scoping document was prepared and sent to all consultees to facilitate consultation. All submissions received were considered for the Environmental Report for the proposed Variation. All of the environmental topics listed in the SEA Directive were considered and were scoped in with the exception of soil, air quality and climatic factors.

### 3.3 ENVIRONMENTAL ASSESSMENT AND ENVIRONMENTAL REPORT

The preparation of an Environmental Report on the likely significant effects on the environment of the proposed Variation to the Fingal County Development Plan 2011-2017 included consideration of:

- Baseline data relating to the current state of the environment;
- Links between the proposed Variation and other relevant strategies, policies, plans, programmes and environmental protection objectives;
- Key environmental problems affecting St. Ita's;
- The likely significant effects of the proposed Variation on the environment (both positive and negative);
- Measures envisaged for the prevention, reduction and mitigation of any significant adverse effects;
- An outline of the reasons for selecting the alternatives chosen; and
- Monitoring measures to ensure that any unforeseen environmental effects will be identified, allowing for appropriate remedial action to be taken. These have been aligned with the existing Fingal County Development Plan 2011-2017 in order to ensure monitoring programme efficiency and ease of data gathering.

### 3.4 HABITATS DIRECTIVE ARTICLE 6 (3) ASSESSMENT

In addition to the SEA, there was a requirement under the EU Habitats Directive (92/43/EEC) to assess whether the proposed Variation to the Fingal County Development Plan 2011-2017 had the potential to impact negatively on a Natura 2000 site, which includes Special Protection Areas (SPAs) for birds and Special Areas of Conservation (SACs) for habitats and species. Article 6 is one of the most important articles of the Habitats Directive in determining the relationship between conservation and site use. Article 6(3) requires that,

*“Any plan or project not directly connected with or necessary to the conservation of a site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives.”*

In recognition of this, an Appropriate Assessment Screening of Natura 2000 sites potentially impacted by the proposed Variation was carried out in parallel with this SEA process. It was determined by the Competent Authority that the proposed Variation would not have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects and as such a Stage 2 Appropriate Assessment would not be required. The Screening for Appropriate Assessment is published separately.

### 3.5 SEA STATEMENT

The main purpose of the SEA Statement is to provide information on the decision-making process for the Variation in order to illustrate how decisions were taken, making the process more transparent. In doing so, the SEA Statement documents how the recommendations of both the Environmental Report and the Screening for AA, as well as the views of the statutory consultees and other submissions received during consultation, have influenced the preparation of the final Variation. The SEA Statement also provides information on the arrangements put in place for monitoring and mitigation. The SEA Statement is available to the public, along with the Environmental Report, the Screening for AA and the adopted Variation.

In accordance with section 13Q of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004 (as amended), the Planning Authority is required to prepare a statement summarising the following: -

- a) *How environmental considerations have been integrated into the variation;*
- b) *How (i) the environmental report, prepared pursuant to article 13L, (ii) submissions and observations made to the planning authority in response to a notice under section 13(2) of the Act, and (iii) any consultations under article 13O, have been taken into account during the making of the variation.*
- c) *The reasons for choosing the variation, as adopted, in light of other reasonable alternatives dealt with, and*
- d) *The measures decided upon to monitor, in accordance with article 13R, the significant environmental effects of implementation of the variation”.*

**Table 3.1: Information Summarised in SEA Statement**

<b>Requirement of SEA Legislation (S.I. 236/2004)</b>	<b>Section of SEA Statement</b>
<i>How environmental considerations have been integrated into the variation</i>	<i>Chapter 6</i>
<i>How</i> (i) <i>the environmental report, prepared pursuant to article 13L,</i> (ii) <i>submissions and observations made to the planning authority in response to a notice under section 13(2) of the Act, and</i> (iii) <i>any consultations under article 13O, have been taken into account during the making of the variation.</i>	<i>Chapter 4, Chapter 5 and Chapter 6</i>
<i>The reasons for choosing the variation, as adopted, in light of other reasonable alternatives dealt with</i>	<i>Chapter 7</i>
<i>The measures decided upon to monitor, in accordance with article 13R, the significant environmental effects of implementation of the variation</i>	<i>Chapter 8</i>

### 3.6 ADOPTION OF THE VARIATION

The proposed Variation in respect of lands at St. Ita's was adopted by Fingal County Council on the 10<sup>th</sup> March 2014. A copy of the adopted Variation is provided in **Appendix A**.

## 4 CONSULTATION

### 4.1 INTRODUCTION

In the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations (S.I. No 436 of 2004), as amended, consultation is specifically required at the scoping stage with the nominated environmental authorities, and then the wider public when the Environmental Report and the proposed Variation are put on public display. Finally, the SEA Statement and the adopted Variation are required to be published at the end of the Variation -making process. This section describes the consultation that has taken place over the course of the SEA process.

### 4.2 FIRST PHASE – INITIAL CONSULTATION

To begin the process of scoping the SEA for the proposed Variation in respect of lands at St. Ita's, a draft Scoping Report was sent to the Statutory Authorities for SEA in Ireland.

The comments received in relation to the Draft Scoping Report generally consisted of:

- Information on potential sources of baseline information;
- Comments on the proposed assessment methodology;
- Consideration of SEA Objectives;
- Additional pressures to be considered; and
- Additional types of impacts to be considered.

### 4.3 SECOND PHASE – CONSULTATION ON THE PROPOSED VARIATION, ENVIRONMENTAL REPORT AND AA SCREENING

Statutory consultation on the proposed Variation, SEA Environmental Report and the Appropriate Assessment (AA) Screening took place from Thursday 23 January, 2014 to Thursday 20 February 2014, at Fingal County Council Offices, County Hall, Main Street Swords; Blanchardstown Offices, Grove Road, Dublin 15; Balbriggan Town Hall, Georges Square Balbriggan; Swords Library, Rathbeale Road, Swords; Donabate Community Centre, Portrane Road, Donabate and on the Council's Website: <http://www.fingal.ie/planning-and-buildings/development-plans-and-consultations/public-consultations/currentconsultations/>

This was in accordance with consultation required under the Planning and Development Acts 2000-2013 and the SEA Regulations (S.I. 436 of 2004) as amended, with all three documents placed on public display in hard copy and online for review and comment.

**Section 5** of this document contains an overview of the key issues raised in the written submissions made in response to the proposed Variation, and its associated Environmental Report and AA Screening. Fourteen submissions were received following public display of the proposed Variation.

The content of all written submissions were considered during the finalisation of the Variation. Written submissions were made by the individuals/organisations listed in **Table 4.1**. Following public display, the Managers Report was prepared and it summarised and responded to all of the submissions. The Managers Report was fully considered prior to the adoption of the Variation. A summary of submissions is presented in **Table 5.1**.

**Table 4.1: Individuals/Organisations making Written Submissions**

Dublin and Mid East Regional Authorities	EPA
NRA	The Links Residents Association
St. Ita's AFC	Mr. Tom Burke
Department of Environment	Ms Valerie Henderson
HSE	Mr. Adrian Henchy
OPW	Ms Anna Kiernan
Donabate Portrane Community Council	Mr. Gareth Lee

## 5 KEY ISSUES RAISED IN THE SUBMISSIONS

**Table 5.1: Key Issues Raised in Submissions**

Issue Raised during Public Consultation	Plan Team Response	Change to the Variation?	SEA / AA Screening
<p>The sports field at St. Ita's is of critical importance to St. Ita's AFC and its members. Soccer has been played there since the mid-twenties and the sports field has been an essential recreational facility for staff, clients and the local community down the years. It is requested that the sports field be protected in the proposed Variation as a football pitch for the future.</p>	<p>No change of use of the sports field is proposed in this Variation. The Variation does not provide for any development on the sports field. The sports field is located to the east of the Victorian hospital complex on elevated coastal lands. It is not considered a suitable site for any new development. The sports field is considered an integral and intrinsic part of the demesne landscape at St. Ita's which should be retained and maintained into the future for the benefit of the community.</p>	None	No Impact
<p>The DECLG, the EPA and the OPW (among others) made reference to the issue of flooding and flood risk. It was stated that cognisance should be taken of any updated flood risk material [since the completion of the Development Plan Strategic Flood Risk Assessment]. References in the Fingal CDP to the Planning System and Flood Risk Management Guidelines for Planning Authorities [published November 2009] were noted.</p> <p>Other issues to consider include: confidence levels associated with the Fingal and East Meath Flood Risk Assessment and Management Study (FEMFRAM) study mapping; impact of climate change on flood risk; and pluvial and groundwater flood risk and impact of climate change on flood risk and coastal zone management.</p>	<p>The planning authority is aware that no further flood risk information has become available since the completion of the CDP. The available flood risk information has been factored into the SEA conclusions regarding flood risk. Flood risk information includes [1] the mid-range future scenario that addresses climate change and [2] a pluvial flood risk assessment. There is a low potential for pluvial flood risk within the St. Ita's lands, which can be addressed with the design of the drainage network</p> <p>All future planning applications for proposed developments within the Variation lands will be required to submit a site specific flood risk assessment [including a groundwater flood risk assessment ] that also addresses the confidence levels associated with the FEMFRAM study mapping, in accordance with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities'.</p>	None	No Impact
<p>The development of the proposed National Forensic Mental Health Service Hospital will provide for modern facilities for patients who are currently occupying buildings which are unfit for purpose in the Central Mental Hospital in Dundrum.</p>	<p>Support for the proposed Variation noted.</p>	None	No Impact

Issue Raised during Public Consultation	Plan Team Response	Change to the Variation?	SEA / AA Screening
The consultation period is considered unreasonably short given the volume of information provided and does not give the opportunity for meaningful consultation with the community.	The statutory consultation period for proposed Variations is laid down in the Planning Acts	None	No Impact
Clarity is sought in relation to the height of the proposed new hospital structures and the type of building that is envisaged.	Fingal as the planning authority understands that the proposed new NFMHS hospital complex will comprise a number of buildings [nine buildings] which will be mainly single storey [eight buildings] in height. One building will be two storeys in height. The new complex will be the subject of a future application for planning consent. It is likely to be progressed as a Strategic Infrastructure Development and submitted to An Bord Pleanala. The public will have an opportunity as part of the consent process to make any submissions in relation to the proposed development.	None	No Impact. Mitigation Measure No. 9 in the SEA Environmental Report requires a fully qualified landscape architect and architectural heritage specialist to be involved in the design proposals for the facility.
There is a need for facilitated ongoing meetings between the local community, Fingal County Council and the Health Service Executive to ensure there is clarity on the project and concerns can be addressed as they arise.	Fingal County Council will facilitate meetings between the HSE and the local community.	None	No Impact.
Concerns are raised with regard to the security risk to the community with the relocation of the CMH from Dundrum to Portrane having regard to inadequate existing policing arrangements. Requirement for a full time Garda presence on the peninsula and an appropriate level of security within the St. Ita's campus was raised.	<p>The provision of adequate security and policing arrangements and decisions on new Garda stations are matters for the Minister for Justice and the Minister for Health/HSE and not the Local Authority.</p> <p>The proposed new facility will be the subject of a future application for planning consent. Details regarding security fencing / boundary treatment around the new facility will form part of any application for consent.</p>	None	No Impact
Concerns were raised in relation to traffic management during the construction of the new facility if existing roads are used for construction traffic. Provision of a construction access road via the Corballis and Ballymastone lands to facilitate construction traffic to the Portrane demesne is	The proposed new facility will be the subject of a future application for planning consent. It is likely to be progressed as a Strategic Infrastructure Development and submitted to An Bord Pleanala. In any future application for planning consent, details regarding both proposed permanent and	None	No Impact. Mitigation Measure No. 13 in the SEA Environmental Report requires a traffic impact assessment to be undertaken as part of any

Issue Raised during Public Consultation	Plan Team Response	Change to the Variation?	SEA / AA Screening
suggested. In addition a strict traffic management plan must be implemented including restriction on times that construction traffic can travel through the village and Portrane Road.	construction access arrangements [including the route for construction traffic and the hours within which construction traffic will be restricted] should form part of the proposed development. The public will have an opportunity as part of the consent process to make any submissions in relation to the proposed development including arrangements for construction access traffic.		planning application for the site.
Concerns were raised in relation to traffic during the operation of the facility including that: (1) access to the hospital should be taken from a spur onto the proposed Donabate distributor road to give secure access to traffic from the hospital and to prevent traffic travelling through Donabate village: (2) the secure unit of the new hospital should have a separate entrance from the exiting Avenue onto the Portrane Road.	The proposed new facility will be the subject of a future application for planning consent. It is likely to be progressed as a Strategic Infrastructure Development (SID) and submitted to An Bord Pleanála. In any future application for planning consent, details regarding both proposed permanent and construction access arrangements [including the route for construction traffic and the hours within which construction traffic will be restricted] should form part of the proposed development. The public will have an opportunity as part of the consent process to make any submissions in relation to the proposed development including arrangements for construction access traffic.	None	No Impact. Mitigation Measure No. 13 in the SEA Environmental Report requires a traffic impact assessment to be undertaken as part of any planning application for the site.
<p>The issue of future use of the buildings which are Protected Structures was raised in a number of submissions. It was suggested that consideration should be given to converting some of the older buildings into sheltered housing for older people and there should be continued use by the community of the church in the hospital. The need for future maintenance and management of the buildings and of the Demesne landscape was also noted as was protection of existing rights of way and public accessibility.</p> <p>It is requested that the Variation be amended to include the following: <i>The Provision of facilities and amenities for community use on the grounds of St. Ita's complex.</i></p>	<p>The proposed Variation provides for the reuse of the Protected Structures for appropriate uses. Such uses could include community uses. The Variation will not preclude the development of community facilities and amenities including the uses referred to [converting some of the older buildings into sheltered housing for older people and the continued use by the community of the church in the hospital]. The Statement of Character for the Architectural Conservation Area [ACA] provides guidance in relation to works both affecting and not affecting the character of this area.</p> <p>It is an objective of the HSE to maintain public access through the site. Should it be necessary to relocate an existing right of way through the site, this shall be undertaken prior to the development of the NFMHS.</p>	None	No Impact. Mitigation Measure No. 1, 2, 7 and 11 in the SEA Environmental Report relate to requirements for reuse and maintenance of public access.
It was recommended that archival research and documentation should be collected to give due respect to all	The proposed Variation will not preclude either of these	None	No Impact

Issue Raised during Public Consultation	Plan Team Response	Change to the Variation?	SEA / AA Screening
those former residents [and their relatives] who are buried in the communal area in unmarked graves in Portrane. In addition substantial upgrading of this area or a new respectful area of repose should be undertaken. It was also recommended that development of some sort of museum within the existing Protected Structures highlighting the importance of St. Ita's in the life of the nation be considered.	suggestions being pursued.		
It was recommended that the walled garden and the red brick hospital buildings should be preserved.	The proposed Variation provides for the conservation of the Protected Structures including the walled garden. It will facilitate the long term planning and sustainable development of the St Ita's Hospital complex and demesne into the future by supporting the implementation of the objectives laid down in the completed Feasibility Study of St Ita's with particular regard to the conservation of the historic buildings within the designated ACA at St Ita's. It provides for the reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures and the ongoing maintenance and management of the Demesne landscape.	None	No Impact. Mitigation Measure No. 7 in the SEA Environmental Report relates specifically to the rehabilitation of the walled garden.
A suggestion was made to include cumulative environmental sensitivity mapping. Also it was suggested that references to the National Hazardous Waste Management Plan and the New Regional Waste Management Plan both currently being prepared should be included.	It is not feasible at this time to produce a cumulative environmental sensitivity map. The National Hazardous Waste Management Plan is at present being reviewed by the EPA. The New Regional Waste Management Plan is also being prepared. Both plans will be binding once they are prepared and finalised.	None	No Impact While sensitivity mapping has not been included at this time, it is noted that both the SEA and the Feasibility study have identified sensitivities for the site and recommended mitigation measures as appropriate.  Both documents referenced will be in force for the next iteration of the CDP and will be included in the SEA at that time. Any requirements from these documents relevant to the lands at St. Ita's will be enforced in

Issue Raised during Public Consultation	Plan Team Response	Change to the Variation?	SEA / AA Screening
			line with legislative requirements.
<p>It was suggested that the facility should be located in Area A as identified in the Feasibility Study and should be sensitive to the overall character of the area which is zoned High Amenity.</p> <p>The maintenance and provision for an appropriate level of public accessibility through the site was raised and existing rights of ways on the lands at Portrane Demesne should be maintained.</p> <p>Others issues raised include the spending of development levies and the future use of the existing hospital buildings which are Protected Structures located within an ACA.</p>	<p>The proposed Variation provides for the reuse of the Protected Structures for appropriate uses. The Statement of Character for the Architectural Conservation Area [ACA] provides guidance in relation to works both affecting and not affecting the character of this area.</p> <p>It is an objective of the HSE to maintain public access through the site. Should it be necessary to relocate an existing right of way through the site, this shall be undertaken prior to the development of the NFMHS.</p>	None	<p>No Impact</p> <p>Mitigation measures relating to traffic impacts, reuse of buildings and rights of way were presented in the SEA Environmental Report as Mitigation Measures No. 1, 7 11 and 13.</p>
<p>A number of submissions raised the issue of construction traffic and how it would impact on the amenities of residents in Donabate and Portrane. It was suggested that the proposed Donabate Distributor Road be in place prior to the granting of any permission on the lands at St. Ita's in order to facilitate any construction traffic. It is also stated that improved public transport links should be provided to serve the facility.</p> <p>Reference was also made to the narrow rail way bridge in Donabate and the inadequate capacity of the Portrane Road which serves many residential estates as well as schools and community facilities. Concerns were raised in relation to pedestrian safety along this route if construction traffic is permitted to use this route. It is proposed that an alternative route via the Corballis and the Council owned Ballymastone lands be considered.</p>	<p>The proposed new facility will be the subject of a future application for planning consent. It is likely to be progressed as a Strategic Infrastructure Development and submitted to An Bord Pleanala. In any future application for planning consent, details regarding both permanent and construction access arrangements [including the route for construction traffic and the proposed hours during which construction traffic will be restricted] should form part of the proposed development. The public will have an opportunity as part of the consent process, to make any submissions in relation to the proposed development including proposed arrangements for construction traffic.</p>	None	<p>No Impact</p> <p>Mitigation measures relating to traffic impacts were presented in the SEA Environmental Report as Mitigation Measures No. 13.</p>
<p>Concerns are raised about the SID process for the new hospital as it was felt it may dilute opportunities for the local community to have any meaningful input into the planning process.</p>	<p>The new facility will be the subject of a future application for planning consent. It is likely to be progressed as a SID and submitted to An Bord Pleanala. The public will have an opportunity as part of the consent process to make any</p>	None	No Impact

Issue Raised during Public Consultation	Plan Team Response	Change to the Variation?	SEA / AA Screening
	<p>submissions in relation to the proposed development.</p> <p>As part of the SID process the Planning Authority is required to prepare and submit to An Bord Pleanala a report setting out the views of the authority on the effects of the proposed development on the environment and the proper planning and sustainable development of the area, having submitted the Managers report to the Members and sought the views of the Members on the proposed development.</p>		
<p>Reference is made to coastal erosion along Portrane beach close to St. Ita's and a request was made for assistance to help Portrane community to deal with the impacts of coastal erosion at Portrane.</p>	<p>This submission will be brought to the attention of the HSE</p>	<p>None</p>	<p>The issue of coastal protection is not project specific and is best dealt with at the county level. It is noted that Integrated Coastal Zone Management (ICZM) is dealt with in the FDP (Section 5.5).</p>
<p>Concerns were raised in relation to the lack of satisfactory provision of local community mental health facilities in Swords</p>	<p>The provision of health services including the provision of satisfactory local community mental health services is a matter for the Department of Health and the HSE. The proposed Variation will not preclude the development of additional health services being provided at St. Ita's. Fingal County Council will bring this submission to the attention of the HSE.</p>	<p>None</p>	<p>No Impact</p>

## 6 HOW ENVIRONMENTAL CONSIDERATIONS & CONSULTATIONS HAVE BEEN TAKEN INTO ACCOUNT IN THE FINAL VARIATION

The SEA process took place in conjunction with the preparation of the proposed Variation and the AA. Thus, from the outset, considerations of the environmental consequences of the alternatives have been taken into account. The iterative process ensured that the SEA/AA and the preparation of the Variation were integrated in order to meet the environmental objectives and the objectives of the Variation

### 6.1 SUMMARY OF THE SEA ASSESSMENT

#### 6.1.1 Assessment Methodology

The approach used for the assessment in the SEA is termed an 'objectives led assessment'. In this case, each of the proposed Variation alternatives were tested against defined SEA Environmental Objectives (see below), which are separate to the Variation objectives and cover each of the SEA environmental topic issues from the legislation, e.g. population, biodiversity, material assets, etc. A matrix format was used for the assessment, which permitted a systematic approach and comparison of alternatives. For consistency, the objectives used were derived from the SEA Objectives formulated during the SEA for the Fingal County Development Plan 2011-2017.

##### **SEA Objective 1 Biodiversity Flora and Fauna:**

Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species

##### **SEA Objective 2 Population, Human Health:**

Provide high-quality residential, working and recreational environments and sustainable transport

##### **SEA Objective 3 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 objective and measures and all water, habitat and fisheries based legislation including the Urban Wastewater Treatment Directive, the Freshwater Fish Directive etc.

##### **SEA Objective 4 Cultural Heritage:**

Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological, heritage in Fingal

##### **SEA Objective 5 Landscape:**

Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in Fingal

##### **SEA Objective 6 Material Assets:**

Make best use of existing infrastructure and promote the sustainable development of new infrastructure

During consultation on the proposed Variation, SEA Environmental Report and AA Screening, the EPA (a statutory consultee for SEA) suggested the inclusion of a further environmental objective to take into account climate change aspects. It is noted that climate change issues, including concerns in relation to coast, are addressed throughout the FDP of which this variation is part (see section 5.5 of the FDP).

## 6.1.2 Alternatives Considered

The three alternatives considered were as follows:

1. **Alternative 1:** *Continue existing use of St. Ita's Hospital complex and demesne for psychiatric health care in line with the long established use of the site and provide for other health care and ancillary HSE uses.*
2. **Alternative 2:** *Develop a new residential community in addition to psychiatric health care facilities.*
3. **Alternative 3:** *Appropriate new uses are provided for. Appropriate uses include but are not restricted to health care uses.*

A summary of the assessment and further detail of the alternatives is presented in **Chapter 7**.

## 6.1.3 Assessment

At the level of proposed Variation, the focus of the SEA was on strategic changes to landuse and the direct and indirect effects this is likely to have on the wider area and on the core strategy objectives of the CDP. Prior to the assessment, a review of the compatibility of the proposed Variation with the strategic objectives for Fingal County was undertaken to identify if any conflicts existed which would need to be addressed in the text of the proposed Variation. Following that a detailed assessment was undertaken using a matrix format to determine if the proposed changes would have positive or negative impacts on the environment in terms of the defined strategic environmental objectives. The assessment rating assigned for the purposes of comparison were 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 a zero (0). Combinations of these symbols were also possible, e.g.0/-, indicating that an impact may be neutral or negative depending on how the policy or objective is delivered.

Where negative impacts were identified, mitigation measures were proposed. In addition, more specific recommendations have been made based on survey work completed for the Feasibility Study. All mitigation measures proposed as a result of this assessment were documented in Chapter 10 of this environmental report and are included in **Table 6.2**.

It was recognised from the outset that the assessment was been undertaken in the knowledge that the proposed Variation would be adopted into the current Fingal CDP and as such the environmental protection policies in place in that statutory document will equally apply to the variation when adopted. A summary of the assessment is presented in **Table 6.1**.

**Table 6.1: Assessment Matrix for Proposed Variation to the Fingal CDP with Respect to Lands at St. Ita's, Portrane.**

SEO	Proposed Change 1	Proposed Change2	Proposed Change 3	Proposed Change 4	Proposed Change 5	Proposed Change 6	Proposed Change 7
Biodiversity Flora and Fauna	+/-	+/-	+/-	+/-	+/-	+/-	+/-

<b>Cultural Heritage</b>	+/-	+/-	+/-	+/-	+/-	+/-	+/-
<b>Landscape</b>	+/-	+/-	+/-	+/-	+/-	+/-	+/-
<b>Population and Human Health</b>	+/-	+/-	+/-	+/-	+/-	+/-	+/-
<b>Water</b>	+/-	+/-	+/-	+/-	+/-	+/-	+/-
<b>Material Assets</b>	+	+	+	+	+	+	+

Where (+) = positive, (-) = negative, (+/-) = both positive and negative and (0) = neutral.

Key areas of concern for the assessment included:

- Loss and / or disturbance of habitats and species;
- Traffic impacts arising from construction and operational traffic;
- Impact of reuse of buildings on cultural heritage;
- Loss of public access to the site;
- Alteration of landscape character, particularly in combination with other developments such as the wastewater treatment plant and Donabate Distributor Road.

#### 6.1.4 Recommended Mitigation Measures

The recommended mitigation measures in relation to the proposed Variation are presented in **Table 6.2**.

**Table 6.2: Recommended Mitigation Measures**

Ref.	Mitigation Measure
1	<p>Existing buildings: Prior to the development of any new hospital facility at St. Ita's the HSE shall agree with the Planning Authority a programme to:</p> <p>[1] Carry out the immediate refurbishment of a number of existing buildings within the active use area identified on Map 9.2 of the feasibility study.</p> <p>[2] Ensure that all buildings outside of the active use area will be mothballed in accordance with an agreed protocol as developed with the conservation consultants, Carrig and as set out in Appendix G of the feasibility study and as referenced in Map 9.2. This approach will incorporate appropriate planned maintenance regimes for the occupied and the unoccupied (mothballed) spaces</p> <p>The HSE shall put in place/ commit the necessary resources to implement a phased programme of maintenance works for both necessary maintenance works and medium/long term works to ensure the conservation of the existing buildings at St. Ita's in the future.</p>
2	<p>Trees and woodland: Prior to the development of any new hospital facility at St. Ita's the HSE [1] shall prepare a tree and woodland management programme for all the demesne lands and [2] put in place the necessary resources to implement a phased tree and woodland management programme for all the demesne lands in the HSE's ownership</p>
3	<p>Archaeology: Any sites on which development is proposed shall be archaeologically assessed prior to the design stage in accordance with the requirements of the Fingal Development Plan 2011-2017 and any requirements of the Department of Arts, Heritage and the Gaeltacht .</p>
4	<p>Prior to any site work, it is essential that a fully qualified and licensed bat specialist is employed to carry out surveys of the site in the appropriate seasons to update current knowledge of bat usage of the site. Based on this, and prior to development proposals being formulated, a mitigation strategy shall be prepared, in consultation with NPWS to address direct and indirect impacts on bats. It is noted that any interference with bats or their roosts can only be done under license from the NPWS.</p>
5	<p>It is recommended that any development of the site should be accompanied by a demesne wide biodiversity action plan which addresses any identified negative impacts and also presents a strategy for enhancement of the lands to the benefit of biodiversity. This shall include mowing regimes of grassland to benefit insects, breeding skylark and flora, and additional planting proposals and other wildlife friendly measures such as the erection of bat and bird breeding boxes. It shall also include a survey to identify the locations of invasive species on the lands.</p>
6	<p>It is essential that the trees and woodland management programme for all the demesne lands is in the first instance reviewed by a qualified ecologist to ensure it maximises enhancement for biodiversity, flora and fauna using the site to address in particular loss of woodland habitat at the site; loss of bat roosts in woodland trees; loss of connectivity through the site; and loss of foraging areas for bats and badgers. Following review and update, implementation of this tree and woodland management programme should become a condition of planning for the site should the proposed <i>National Forensic Mental Health Service Hospital</i> proposal be realised. A detailed construction management plan should be required for any development of the site to prevent spread of invasive species.</p>
7	<p>It is recommended that priority is given to rehabilitation of the walled garden as an amenity feature to contribute meaningfully to the concept of re-use and conservation of the available facilities. This should include consideration of the potential heritage value of the apple trees contained within.</p>

Ref.	Mitigation Measure
8	Given the potential of the wet grassland area to the north of St. Ita's to support important birdlife in the area, this area will be fully excluded from consideration of any development, including but not limited to: access routes including pedestrian / cyclist associated with operation, development of any amenity areas which could attract people / domestic animals, any construction access routes and any stockpiling of material or other related activities or ancillary works during construction.
9	A fully qualified landscape architect and architectural heritage specialist should be involved in any design proposals for the site.
10	Any development at the site should maintain as far as possible existing rural landscape features such as hedgerows and field boundaries and ensure sensitive siting of any infrastructure so as to maximise screening using existing landscape features e.g. woodland, topography.
11	Extinguishment of right of way through the lands should only be permitted after the identification and development of an alternative.
12	As a matter of course, SUDs should be implemented on site and the necessary sediment traps and petrol / oil interceptors installed to ensure no negative impact on these streams or the waters to which they discharge.
13	A traffic impact assessment should be undertaken as part of any planning application of the site and this should include a mobility management plan to ensure maximum modal shift to sustainable forms of transport to reduce car dependency at these lands.
14	It is recommended that any development at St. Ita's is subject to the provision of covered cycle parking to promote sustainable transport options.

Many of these recommended mitigation measures are requirements /objectives of either [1] the existing CDP or [2] the Feasibility Study. The Variation specifically states that *it is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this Feasibility Study*. Many of the recommended mitigation measures are therefore requirements/objectives of the CDP as Varied and are binding. In addition, all future development proposals within the Variation lands at St. Ita's Portrane will have to demonstrate compliance with the CDP as Varied and provide for the recommended mitigation measures laid down in SEA Environmental Report.

During consultation on the proposed Variation, SEA Environmental Report and AA Screening, the EPA (a statutory consultee for SEA) suggested the inclusion of a further environmental mitigation as follows: *The opportunities for adopting an integrated coastal zone management (ICZM) approach to coastal areas should be considered where relevant and appropriate, in association with the relevant stakeholders and statutory bodies*. It is noted that ICZM is dealt with in Section 5.3 of the Fingal Development Plan and as such this mitigation is already in effect.

## 6.2 INFLUENCE OF THE SEA PROCESS DURING PLAN PREPARATION

The SEA and AA were ongoing throughout the development of the proposed Variation, with the SEA, AA and Variation teams working together to identify potential environmental issues/constraints at the earliest possible stage in the variation-making process. The SEA and AA teams were involved in the:

- Development of the alternatives considered in the proposed Variation;
- Early identification of environmental sensitivities in order to amend the proposed Variation and to avoid impacts on the environment;

- Recommendation of mitigation measures to address the potential impacts arising from the alternatives considered.

The SEA process has ensured that potential environmental impacts (both positive and negative) associated with the proposed Variation have been given due consideration in the preparation of the Variation. **Table 6.3** shows how environmental considerations and the input of the SEA have been taken into account in the final adopted Variation.

**Table 6.3: How Environmental Considerations Have Been Taken into Account in the Variation**

Environmental Consideration	How has this been accounted for in the Plan?
Identification of environmental constraints	The SEA undertook an audit of baseline environmental conditions on the subject lands with reference to population, human health, landscape, cultural heritage, biodiversity, flora and fauna, material assets and water. This information was used in the assessment of alternatives and identification of both positive and negative impacts associated with the implementation of the proposed Variation.
Assessment of alternatives	The environmental baseline and environmental objectives were used to identify key sensitivities for the study area and inform the alternatives development and assessment of the preferred alternative.
Recommendation of mitigation measures to address impacts on the wider environment	Mitigation measures were proposed to address negative environmental impacts identified during the assessment process. All future development proposals within the Variation lands at St. Ita's Portrane will be required to demonstrate compliance with the CDP as Varied and provide for the recommended mitigation measures laid down in SEA Environmental report.
Required Environmental Monitoring Programme	A monitoring programme has been presented in the SEA environmental Report and this SEA statement. This programme will facilitate the ongoing monitoring of the implementation of the Variation. It is noted that the monitoring is in line with that already proposed for the current CDP.
Consultation	Statutory consultation was undertaken with the statutory consultees for SEA in Ireland in relation to scoping of the environmental report. Issues raised at that time were used to inform the overall scope and context of the environmental assessment.  Subsequently, the environmental report, AA screening and the proposed variation were put on public display. Submissions received have been reviewed by the SEA and Variation teams prior to adoption of the Variation.

## 7 PREFERRED SCENARIO AND REASONS FOR CHOOSING THE FINAL VARIATION

Article 5 of the SEA Directive requires the environmental report to consider 'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and the significant effects of the alternatives selected. Alternatives must be realistic and capable of implementation and should present a range of different approaches within the statutory and operational requirements of the Plan.

The strategic alternatives detailed in Chapter 8, of the Environmental Report were considered for assessment as part of the SEA process for the Variation.

The Purpose of the proposed Variation is to facilitate the long term planning and sustainable development of the St Ita's Hospital complex and demesne [i.e. lands owned by the HSE] into the future by supporting the implementation of the objectives laid down in the completed feasibility study undertaken jointly by FCC and HSE in response to LO245 of the current CDP 2011-2017. The proposed Variation has particular regard to the conservation of the historic buildings within the designated ACA at St Ita's.

The Variation team and SEA team developed three alternative scenarios detailing potential scenarios for the future development of St. Ita's. Scenarios developed are not predictions or preferences; instead they offer a range of outcomes arising from different planning and development strategies. These scenarios form the basis for comparative evaluation of the likely environmental effects of these reasonable alternatives.

The 'reasonable alternatives' all relate to the future use of the complex of buildings [many of which are Protected Structures] and the demesne at St. Ita's. It is considered that the best method for conserving historic buildings is to keep buildings in active use. Identifying suitable new uses for the existing hospital complex will be vital in ensuring the long-term conservation of this complex of buildings and the demesne landscape.

Three alternatives were considered with regard to the proposed Variation. Each of the three were reviewed and evaluation by both the plan and SEA teams to determine a preferred scenario. The main points noted in relation to each alternative are presented below.

### 7.1 ALTERNATIVE 1

*Continue existing use of St. Ita's Hospital complex and demesne for psychiatric health care in line with the long established use of the site and provide for other health care and ancillary HSE uses.*

St. Ita's complex and demesne has been used as a psychiatric hospital facility since it was purpose built at the turn of the 20th Century. This alternative comprises the following elements:

- Continue existing use of St. Ita's Hospital complex and demesne for psychiatric health care and ancillary facilities in line with the long established use of the site.
- Provide for the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital]
- Provide for additional health care uses at St. Ita's together with ancillary HSE uses. These uses may include new nursing home / convalescent/ rehabilitation facilities for the growing numbers of older people in the community.

- Continue use of the demesne lands for recreational and amenity use.
- Provide for the ongoing maintenance and management of the Demesne landscape including the trees and woodland.

#### **Environmental effects:**

- There may be less people living and working within the St. Ita's site compared to Alternatives 2 and 3 and therefore limited increased use of the demesne lands with all its ecological sensitivities;
- While the existing vacancy level within the St. Ita's Hospital complex will reduce with more HSE uses being relocated to Portrane, it is unlikely that the demands for space by the HSE would be sufficient to occupy all of the available space in the existing buildings and vacancy levels may remain significantly high into the future;
- Conservation of the building stock would be difficult to achieve in the future if many of the buildings remain vacant with no new uses. If buildings remain vacant or under used building condition will likely continue to deteriorate unless these buildings are 'mothballed' until they are required for use by the HSE;
- Traffic demands are likely to be less within the St. Ita's site when compared to Alternatives 2 and 3 given the restricted uses [health and related uses] on the site; and
- Employment opportunities for the local community may be limited given the restricted uses [health and related uses] on the site.

## **7.2 ALTERNATIVE 2**

*Develop a new residential community in addition to psychiatric health care facilities.*

This alternative comprises the following elements:

- Proposed conversion of use of most of *St. Ita's* Hospital complex [many of which are Protected Structures] for residential use [possibly could accommodate circa 200 residential units]. There are some UK examples where this has occurred including Repton Park [the former Claybury hospital].
- Provide for the development of new modern psychiatric health care and ancillary facilities on the lands (which can include the provision of a National Forensic Mental Health Service Hospital).
- The use of the some of existing buildings for mental health within *St. Ita's* continues.
- Continue use of the Demesne lands for recreational and amenity use.
- Provide for the ongoing maintenance and management of the Demesne landscape including the trees and woodland.

**Environmental effects:**

- Given the increased numbers living within the St. Ita's site, there will likely be increased use of the demesne lands with all its ecological sensitivities compared to Alternatives 1 or 3
- Existing buildings will be in use over time if residential market picks up and the building stock will be conserved and maintained into the future
- Traffic demands are likely to increase compared to Alternative 1 given the increased numbers living within the St. ITA's site; and
- Employment opportunities for the local community may be limited given the restricted uses on the site for residential and psychiatric health care uses.

**7.3 ALTERNATIVE 3**

*Appropriate new uses are provided for. Appropriate uses include but are not restricted to health care uses.*

This alternative comprises the following elements:

- *St. Ita's* Hospital complex [many of which are Protected Structures] provides for appropriate uses. Appropriate uses allowed include but are not restricted to health care uses. Appropriate uses might also include residential, office; education, community and leisure uses.
- Provide for the development of new modern psychiatric health care and ancillary facilities on the lands (which can include the provision of a National Forensic Mental Health Service Hospital).
- Continue use of the Demesne lands for recreational and amenity use.
- Provide for the ongoing maintenance and management of the Demesne landscape including the trees and woodland.

**Environmental effects:**

- Given the increased numbers working within the St. Ita's site, there will likely be increased use of the demesne lands with all its ecological sensitivities compared to Alternative 1.
- The existing stock of buildings will have greater chance of being used and conserved into the future compared with the other Alternatives 1 or 2. Conservation of the building stock will be achieved if buildings are in use. Building stock will be maintained and managed if they are occupied. Appropriate use development would more likely be viable and deliverable because it could have a bigger 'draw' on different markets [i.e. Residential; leisure, office]
- Traffic demands are likely to increase compared to Alternative 1 given the increased numbers of people living and working within the St. Ita's site.
- Employment opportunities for the local community would be potentially greater with the proposed mixed use development compared to either Alternatives 1 or 2 on the basis that there may be more employment generating uses on the site.

**Table 7.1** summarises the scoring for each development alternative against the Strategic Environmental Objectives (SEOs) used for the SEA.

**Table 7.1: Alternatives Scores against SEOs**

<b>Alternative Scenarios</b>	<b>Likely to Improve status of SEOs</b>	<b>Neutral interaction with status of SEOs</b>	<b>Potential Conflict with status of SEOs would be mitigated</b>	<b>Probable Conflict with status of SEOs – unlikely to be mitigated</b>
Alternative 1	SEO1, SEO3,	SEO2,	SEO1, SEO6, SEO5	SEO 4
Alternative 2	SEO1, SEO4; SEO6	SEO2	SEO1, SEO3, SEO4, SEO5 SEO6	
Alternative 3	SEO1, SEO2, SEO4;		SEO1, SEO3, SEO4, SEO5 SEO6	

SEO1= Biodiversity, Flora and Fauna; SEO2= Population and human health; SEO3= Water; SEO4= Cultural Heritage; SEO5= Landscape; SEO6= Material Assets.

Alternative 1 was the least intensive use of the site. Under this alternative, it was probable that some buildings on site would remain unused, making conservation of the buildings more problematic. Alternatives 2 and 3 were likely to have similar impacts in terms of biodiversity, material assets, water and landscape. However, alternative 3 was considered to be more likely to attract different markets due to its proposed mixed use, while alternative 2 would depend on the residential market. Alternative 3 was therefore more likely to improve the status of cultural heritage at St. Ita's.

The preferred alternative as proposed under the development strategy for the proposed Variation was identified as Alternative 3.

## 8 MEASURES TO MONITOR SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE IMPLEMENTATION OF THE ADOPTED VARIATION

### 8.1 INTRODUCTION

Article 10 of the SEA Directive requires that monitoring be carried out in order to identify, at an early stage, any unforeseen adverse effects due to implementation of a Plan or Programme, and to be able to take remedial action. Monitoring is carried out by reporting on a set of indicators, which enable positive and negative impacts on the environment to be measured. The environmental targets and indicators of relevance to this variation were identified from the County Development Plan SEA process. These targets and indicators will be used to identify unforeseen adverse effects from implementation of the variation. It is useful to note here that the monitoring programme currently being carried out under the Fingal County Development Plan 2011-2017 already encompasses all of the Environmental Monitoring Programme required under this SEA.

### 8.2 RESPONSIBILITY FOR MONITORING

Monitoring of the Variation will be carried out by Fingal County Council, as the relevant authority for the Fingal County Development Plan.

### 8.3 SOURCES OF INFORMATION FOR MONITORING

Monitoring will focus on aspects of the environment that are likely to be significantly impacted by the Variation. Where possible, indicators have been chosen based on the availability of the necessary information and the degree to which the data will allow the target to be linked directly with the implementation of the Variation. **Table 8.1** presents the Environmental Monitoring and Reporting Programme to track progress towards achieving the strategic environmental targets, and includes sources of relevant information.

**Table 8.1: Required Environmental Monitoring and Reporting Programme**

Objectives	Targets	Indicators	Source/ Responsibility
<b>Biodiversity, Flora &amp; Fauna</b>	No planning permissions granted within 100m of the boundary of a designated site.	Number of developments receiving planning permission within 100m of the boundary of a designated site.	Fingal Co. Co.: Planning, Heritage Officer, Biodiversity Officer.
	All actions of the Fingal Biodiversity Action Plan to be achieved by 2017.	Number of actions achieved in Biodiversity Action Plan.	Fingal Co. Co.: Planning, Heritage Officer, Biodiversity Officer.
	No loss of locally rare /distinctive species/habitats.	Number of sites containing locally rare/distinctive species/habitats.	Fingal Co. Co.: Planning, Heritage Officer, Biodiversity Officer.
	No net loss of green linkages established under Green Infrastructure Plan/Strategy	Area of new green infrastructure established.	Fingal Co. Co.: Planning, Heritage Officer, Biodiversity Officer.
	No loss of designated sites.	Number of planning permissions with biodiversity conditions.	Fingal Co. Co.: Planning, Heritage Officer, Biodiversity Officer.
<b>Population, health</b> <b>Human</b>	Decrease in journey time and distance travelled to work during the lifetime of the plan	Distance and mode of transport to work.	Fingal Co. Co.: Housing, Planning (with input from Fingal Childcare Committee), Parks and Community.
<b>Water</b>	Implementation of the Programme of Measures identified under the ERBD River Basin Management Plan.	% increase in waters achieving 'good status' as defined in the WFD	EPA - Monitoring will be in 2013 as part of WFD interim review.
	Comply with the recommendations of the Fingal Groundwater Protection Scheme currently under preparation by the GSI	Number of planning permissions granted in areas identified as 'vulnerable' under the Groundwater Protection Scheme.	Fingal Co. Co: Water Services and Planning.
<b>Cultural Heritage</b>	No impact on the fabric or setting of monuments on the Record of Monuments (RMP) by development granted planning permission	Number of monuments on the Record of Monuments (RMP), impacted by development granted planning permission	The Archaeological Survey monitoring programme, Ireland Buildings at Risk Register, Heritage Council Ireland.  Fingal Co. Co.: Conservation Officer, Planning
	No decrease in condition of monuments on land in ownership/control of Fingal Co. Co.	Condition of monuments on land in ownership/control of Fingal Co. Co.	The Archaeological Survey monitoring programme, Ireland Buildings at Risk Register, Heritage Council Ireland.  Fingal Co. Co.: Conservation Officer, Planning
	No impacts on the architectural heritage	Number of protected structures impacted by	The Archaeological Survey monitoring

Objectives	Targets	Indicators	Source/ Responsibility
	value or setting of protected structures by development granted planning permission	development granted planning permission.	programme, Ireland Buildings at Risk Register, Heritage Council Ireland.  Fingal Co. Co.: Conservation Officer, Planning
	No protected structures to be demolished because of long term neglect and dereliction	Number of protected structures that have been demolished because of long term neglect and dereliction	The Archaeological Survey monitoring programme, Ireland Buildings at Risk Register, Heritage Council Ireland.  Fingal Co. Co.: Conservation Officer, Planning
<b>Landscape</b>	Maintain and enhance the character of the designated landscapes		Fingal Co. Co.: Biodiversity Officer, Heritage Officer and Planning.
	No development permitted which will result in avoidable impacts on the landscape	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	Fingal Co. Co.: Biodiversity Officer, Heritage Officer and Planning.
	No change in the character of the rural landscape	The absolute no. and percentage increase in the area given over to development sites in the rural area.	Fingal Co. Co.: Biodiversity Officer, Heritage Officer and Planning.
	No change in protected views	Number of protected views lost through development.	Fingal Co. Co.: Biodiversity Officer, Heritage Officer and Planning.
	No planning permissions granted that would have an effect on the integrity or continuity of hedgerows	The length of hedging removed measured within a representative area	Fingal Co. Co.: Biodiversity Officer, Heritage Officer and Planning.
<b>Material Assets</b>	Increased rates of brownfield site and land reuse and development over the lifetime of the plan	Rates of brownfield site and land reuse and development	Teagasc Corine Land Cover Project
	Decreased rate of Greenfield development over the lifetime of the plan.	Rates of Greenfield development	Teagasc Corine Land Cover Project
	No non urban developments granted within 100 metres of coastline during the lifetime of the plan	Number of non urban developments granted permission within 100 metres of coastline	Fingal Co. Co.: Planning, Heritage Officer, Water Services, Parks and Environment
	Increase in the length in Km of coastal	Length in Km of coastal walkway	Fingal Co. Co.: Planning, Heritage

Objectives	Targets	Indicators	Source/ Responsibility
	walkway developed over the lifetime of the plan		Officer, Water Services, Parks and Environment
	All beaches to comply with Bathing Water standards within the lifetime of the plan	Number of beaches complying with bathing water standards	EPA
	Decrease in the % unaccounted for water over the lifetime of the plan	% unaccounted for water	Fingal Co. Co.: Planning, Heritage Officer, Water Services, Parks and Environment.
	Decrease in the ratio of population to water available for human consumption over the lifetime of the plan	Ratio of population to water available for human consumption	Fingal Co. Co.: Planning, Heritage Officer, Water Services, Parks and Environment.

## 9 CONCLUSION AND NEXT STEPS

The SEA and AA processes carried out during the preparation of the proposed Variation in respect of lands at St. Ita's has ensured that any potential significant environmental impacts associated with implementation of the Plan have been identified and that they have been given appropriate consideration. Consultation on the proposed Variation, Environmental Report and AA Screening has further contributed to the development and finalisation of the adopted Variation.

It is envisaged that monitoring and reporting of environmental impacts, both positive and negative, resulting from implementation of the Variation will continue over the course of the existing cycle for the Fingal County Development Plan 2011-2017.

# **Fingal Development Plan 2011-2017**

## **Variation No. 3**

### **Lands at St. Ita's Portrane**

**Adopted by Fingal County Council on 10 March  
2014**

### Variation No. 3

The seven changes to the Fingal Development Plan 2011-2017 comprise changes both to the Written Statement and changes to the map based Local Objectives on Sheet No. 7 [see also CDP map attached] and are as follows:

For clarity the existing wording in the Development Plan is presented in red followed by the Variation text in black.

#### Change 1 - Page 47 Written Statement CDP

##### ST. ITA'S HOSPITAL

The existing institutional complex is very extensive and accommodates a large number of protected structures and attractive buildings in an extensive demesne type landscape. Building elements within the complex are landmark structures, which are visible over long distances from the coastline particularly to the south. There are exceptional coastal views from this slightly elevated site. It is an exceptional site which, in the event of it no longer being required by the Health Service Executive, could be reused to provide for future housing (conversion of existing structures), amenity and other ancillary needs within the County. There is a need to examine options regarding the optimal re-use and refurbishment of the complex of buildings within the demesne setting, to ensure the future sustainable use of this important and unique resource.

##### ST. ITA'S HOSPITAL

*The existing institutional complex is very extensive and accommodates a large number of protected structures and attractive buildings in an extensive demesne type landscape. Building elements within the complex are landmark structures, which are visible over long distances from the coastline particularly to the south. There are exceptional coastal views from this slightly elevated site.*

*The need to examine options regarding the optimal re-use and refurbishment of the complex of Protected Structures within the demesne setting was identified by the Council, to ensure the future sustainable use of this important and unique resource.*

*A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities having regard to the cultural, visual and ecological sensitivities of the site.*

*The Feasibility Study identifies the St ITA's Hospital complex and demesne as a suitable location for the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital). It also prioritizes the re-use of the existing hospital buildings [many of which are Protected Structures] together with their maintenance and management into the future; the ongoing maintenance and management of existing trees and woodland and the maintenance and provision for an appropriate level of public accessibility through the site.*

*It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study including specifically those relating to:*

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within St. ITA's.*
- *The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures ;*
- *The ongoing maintenance and management of the Demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape.*
- *The maintenance and provision for an appropriate level of public accessibility through the site.*

## **Change 2 - Local Objective [LO] 245 :**

*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. 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.*

### **Revised LO 245:**

*A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities having regard to the cultural, visual and ecological sensitivities of the site.*

*It is the objective of Fingal County Council to actively support the implementation of the objectives laid down in this feasibility study including specifically those relating to:*

- *The development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. ITA's Hospital complex and demesne.*
- *The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures ;*
- *The ongoing maintenance and management of the Demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape.*
- *The maintenance and provision for an appropriate level of public accessibility through the site.*

## **Change 3 - New additional Local Objective 245 [A] – insert on CDP Map no. 7**

*'To provide specifically for, and support the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital), within the St. Ita's Hospital complex and demesne. The joint Fingal County Council and HSE Feasibility Study for St. Ita's campus has identified St. Ita's Portrane as a suitable location for the development of new modern psychiatric health care and ancillary facilities and in principle the proposed development is considered to be in accordance with the zoning objective for the area.'*

**Change 4 - Record of Protected Structures: insert new objective AH 14 A [page 214 CDP] as follows:**

*'Promote the use or reuse of all the Protected Structures at St. Ita's Hospital complex and demesne in Portrane as a priority for Fingal County Council. Notwithstanding the use class 'HA' Zoning matrix , appropriate uses within the Protected Structures and within the ancillary land areas within the complex including uses which also relate to and are consistent with the historic use of the overall historic complex (established prior to the foundation of the Irish State) will be actively promoted and allowed to proceed subject to appropriate consent where such activities will secure viable sustainable re use of the complex into the future and which will provide for the proper conservation and sustainable development of St. Ita's .*

**Change 5 - Designed Landscapes – Historic Gardens, Demesnes & Estates: insert new objective AH 24 [A] [page 218 CDP] as follows:**

*A feasibility study of St Ita's, has been completed jointly by Fingal County Council and the HSE to determine the optimal future sustainable use of this complex and to consider the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital), having regard to the cultural, visual and ecological sensitivities of the site. It is an objective of Fingal County Council to secure the implementation of the objectives laid down in this feasibility study that relate to: the re-use of the existing Protected Structures and historic building stock for appropriate uses together with the ongoing maintenance and management of these structures; the ongoing maintenance and management of existing trees and woodland and the maintenance and provision for an appropriate level of public accessibility through the site.*

**Change 6 - Page 272 CDP****HEALTH CENTRES/SERVICES**

A number of public, voluntary and private agencies are responsible for the provision of healthcare facilities within the County, with the Health Services Executive (HSE) being the primary agency responsible for delivering health and personal social services. While the residents of the County have access to the various hospitals located in the surrounding counties, there are currently three public hospitals within the Fingal area namely, Connolly Hospital in Blanchardstown, and the more specialised facilities of St. Mary's Hospital in Baldoyle and St. Ita's in Portrane.

The Primary Care Strategy published by the Department of Health and Children in 2001, promotes the development of a team-based approach to service provision, which will help to provide a fully integrated primary care service. Consequently, practices wishing to develop their premises are encouraged to provide a 'one stop' primary health and community care service, integrated under one roof. There are obvious benefits in locating such medical/health care facilities in a location close by or adjacent to other community facilities, shops and public transport, such as town, district or neighbourhood centres.

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have access to the various hospitals located in the surrounding counties, there are currently three public hospitals within the Fingal area namely, Connolly Hospital in Blanchardstown, the National Orthopedic Hospital at Cappagh and St. Ita's in Portrane.

This Development Plan provides for the development of new modern psychiatric health care and ancillary facilities, (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. Ita's Hospital complex and demesne in Portrane, taking cognisance of the cultural, visual and ecological sensitivities of the site. The appropriate conservation and viable future re-use of the Protected Structures within the boundary of St. Ita's for appropriate uses is also a priority of Fingal County Council together with the maintenance and provision for an appropriate level of public accessibility through the site.

The Primary Care Strategy published by the Department of Health and Children in 2001, promotes the development of a team-based approach to service provision, which will help to provide a fully integrated primary care service. Consequently, practices wishing to develop their premises are encouraged to provide a 'one stop' primary health and community care service, integrated under one roof. There are obvious benefits in locating such medical/health care facilities in a location close by or adjacent to other community facilities, shops and public transport, such as town, district or neighbourhood centres.

**Change 7 - Change to 'HA' Zoning Objective (pages 340-341):** Additional narrative at bottom of Use Classes table -

*Nothing in this County Development Plan Zoning Matrix [Use Classes related to HA Zoning Objective] shall disallow proposals for:*

*(i) The building of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital) within the St. Ita's hospital complex and demesne in Portrane on 'HA' zoned lands. The Feasibility Study identifies the St. Ita's Hospital complex and demesne as a suitable location for the development of new modern psychiatric health care and ancillary facilities (which can include the provision of a National Forensic Mental Health Service Hospital);*

*(ii) Future renewal, improvement, redevelopment of the established historic building stock within St. Ita's Hospital complex and demesne at Portrane;*

*(iii) Appropriate uses including uses which also relate to and are consistent with the historic use of the complex within the demesne established prior to the foundation of the Irish State;*

*Please refer to LO 245[A] on CDP map no. 7 and Objective AH 14A CDP Written Statement.*