



Fingal Development Plan 2011-2017

Proposed Variation

Lands at Tyrrelstown, Blanchardstown, Dublin 15

Strategic Environmental Assessment Screening Statement

February 2014



STRATEGIC ENVIRONMENTAL ASSESSMENT – SCREENING STATEMENT

REPORT PURSUANT TO THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004.

1.0 INTRODUCTION:

As part of the preparation of the Tyrrelstown Variation the planning authority must consider whether the proposed Variation requires SEA. The Planning Authority has had regard to the requirements of the following in the preparation of the SEA Screening Assessment and in the preparation of the proposed Variation.

- S.I. No. 200 of 2011 (amending S.I. No. 435 of 2004)
- S.I. No. 201 of 2011 (amending S.I. No. 436 of 2004)
- DoECLG Circular PSSP6/2011 re *‘Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)*.
- DoECLG Circular (Circular PL 9 of 2013) *‘Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA) as amended’*
- Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011(S.I No.201 of 2011), amending the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004).

The assessment is based on the criteria set down in the SEA Guidelines and Annex II of the SEA Directive for determining the likely significance of environmental effects. The Planning and Development Strategic Environmental Assessment (Amendment) Regulations 2011(S.I No.201 of 2011) Article 13k requires that where a planning authority proposes to make a variation to a development plan it shall consider whether or not the proposed variation would be likely to have significant effects on the environment, taking into account relevant criteria set out in Schedule 2A.

2.0 SITE LOCATION

The subject lands are located between Powerstown Road to the north and Damastown Avenue to the south. General Enterprise and Employment zoned land is situated to the west with a roundabout incorporating Church Road, Powerstown Road and Damastown Avenue located to the east. There are 2 no. temporary schools accessed off Powerstown Road on the lands and ESB power-lines (220Kv) run along its southern boundary. Tyrrelstown House and grounds are located to the north across Powerstown Road. To the west there is an area of General Enterprise and Employment zoned land and a small allotment complex.

Fingal Development Plan 2011-2017 Objectives relating to the land

The subject land (5.9hectares) is zoned ‘GE’ – *‘Provide opportunities for general enterprise and employment.’*

Specific Objective – Protect and preserve trees, woodland and hedgerows.

Local Objective 425 – Preserve views along Powerstown Road, and trees along the northern and eastern side of the GE zoned lands.

3.0 PROPOSED VARIATION

This variation is to allow for

- (i) the change in zoning from General Enterprise, ‘GE’ - *‘Provide opportunities for general enterprise and employment’* to Community Infrastructure, ‘CI’ – *‘Provide for and protect civic, religious, community, education, health care and social infrastructure’*,
- (ii) relocate the school symbol located on open space to the south of Damastown Avenue to the subject lands, and
- (iii) insert Local Objective to read ‘Provide for primary school’

4.0 CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANT ENVIRONMENTAL IMPACTS:

Schedule 2A of the Planning and Development Regulations 2001 sets out the criteria for determining the likely significance environmental effects of the Plan. The following section of the report will assess the variation of the County Development Plan 2011-2017 against the criteria set out in Schedule 2A.

4.1 CHARACTERISTICS OF THE VARIATION OF THE COUNTY DEVELOPMENT PLAN HAVING REGARD TO:

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

The proposed variation relates to the provisions of the Fingal Development Plan 2011-2017. The objective of the County Development Plan is to set out the legal framework for the development of the county. Development plans provide the strategic framework and policy context for all local planning decisions over the specified period of the plan. It is considered that the proposed variation

in having regard to the site's location proximate to the residential neighbourhoods of Tyrrelstown, Kilmartin, Mulhuddart, Ladyswell, Warrenstown, would set a more sustainable framework for the provision of community infrastructural facilities.

The degree to which the variation influences other plans or programmes including those in the hierarchy.

The Development Plan is part of the National Framework/hierarchy of land use and spatial plans, including the National Spatial Strategy and Regional Planning Guidelines. The Development Plan is also informed by plans and strategies of the Government and other public agencies in general. Development Plans influence lower level land use plans, namely Local Area Plans and planning applications.

The variation as proposed will positively guide development proposals and will influence any future planning applications on the subject land. Such applications will have due regard to the robust objectives and policies contained within the Development Plan. As such the proposed variation will contribute to the positive development of the area.

The relevance of the variation for the integration of environmental considerations in particular with the view of promoting sustainable development.

The proposed variation lands are currently zoned for employment generating uses. The proposed variation is for a change of zoning from general enterprise type employment uses to community infrastructure uses. The lands could be developed under the current zoning objective, which was subject to Appropriate Assessment as part of the Fingal Development Plan 2011-2017 process.

The adopted statutory Plan is the guiding document for development within the area until 2017 and it underwent a detailed SEA in accordance with the SEA Directive (2001/42/EEC). This process allowed for consideration at length of the environmental implications of the Plan's implementation. The land is zoned 'GE'- 'Provide opportunities for general enterprise and employment.'

The purpose of this variation is to establish an alternative sustainable land- use framework, in a co-ordinated and coherent manner, prior to the lands being developed. The variation sought, which seeks to rezone the lands to a 'CI'(Community Infrastructure) land use, will conform to the principles, objectives and policies of the Development Plan in relation to environmental considerations. It will have a strong emphasis on promoting the sustainable development of the area.

Environmental problems relevant to the variation.

The site does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area. There are no recorded monuments or Zone of Archaeological Importance located within the site. There are no protected structures on site.

The development of community infrastructure such as a primary school will result in the creation of additional traffic levels in the area. The Planning Authority is satisfied that traffic levels accruing will not generate strategic and environmental issues. The M2/N3 link road and the Mulhuddart Interchange are in place.

There is a Specific Objective on site to 'Protect and preserve trees, woodland and hedgerows' and a Local Objective relating to the area in the Fingal Development Plan 2011-2017, Local Objective 425 – 'Preserve views along Powerstown Road, and trees along the northern and eastern side of the GE zoned lands'. The Development Management process will take these issues on board in assessing any future applications for development on site.

The relevance of the variation for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).

Development Plans inform and structure land use policies at the county level. This in turn provides a basis for day-to-day planning decisions. The Development Plan is a platform for objectives for the implementation of European Union legislation on the environment, including waste management, water protection and biodiversity protection legislation. The draft variation seeks to amend the existing Fingal Development Plan 2011-2017. This variation will comply with the principles, objectives and policies contained within the existing Development Plan re waste management, water protection and biodiversity etc, which in turn comply with all Community legislation on the environment.

4.2 CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED BY THE PROPOSED VARIATION:

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

Over the lifetime of the Fingal Development Plan (2011-2017), it is considered that the characteristics of the effects will ensure the area develops in a sustainable manner. The probability frequency of effects will be dependent on the extent of development likely to be undertaken during the lifetime of the plan. Development by its nature often has a long duration and the effects can be difficult to reverse.

The development of the land for 'Community Infrastructure' use will result in the creation of additional traffic levels in the area. Substantial investment in new road infrastructure is complete. The M2-N3 link road and Mulhuddart Interchange are operational. Both these developments have improved traffic flow in the site area.

Fingal County Council is confident that traffic generated by development (during construction and during normal operation) can be accommodated on the existing road network. The Planning Authority is satisfied that traffic levels accruing, from the subject land, will not generate strategic negative environmental issues.

It is considered there will be no significant negative effects of a strategic nature upon the implementation of the proposed variation.

The cumulative nature of the effects.

It is considered that the proposed variation having regard to the site's location proximate to the residential neighbourhoods of Tyrrelstown, Kilmartin, Mulhuddart, Ladyswell, Warrenstown, would set a more sustainable framework for community infrastructural facilities. No notable cumulative negative effects are anticipated given the scale and nature of the proposed variation.

The transboundary nature of the effects.

It is not anticipated the variation will have any transboundary effects.

The risk to human health and the environment.

The implementation of the proposed variation is not likely to result in any risks to human health or the environment. Development Plans inform and structure land use policies at the county level, which in turn provides a basis for day-to-day planning decisions. The development plan is therefore of utmost importance for the implementation of European Union legislation on the environment, (including waste management, water protection and human health legislation). The development management process will ensure that any development on the land adheres to legislation and has a neutral or positive effect to human health and the environment.

The magnitude and special extent of the effects (geographical area and size of the population likely to be effected).

The effects are considered localised only i.e. the subject land and immediate environs. Given the characteristics of the surrounding area

and zonings involved, i.e. 'GE' -General Employment, 'OS'- Open Space with a small element of 'RS' - Residential, the outcome of effects is considered to be positive for the proximate residential and working populations.

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

a) Special natural characteristics or cultural heritage.

The subject land does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area. There are no recorded monuments or Zone of Archaeological Importance located within the site. There are no protected structures on site. The subject land comprises undeveloped land, 2 no. temporary schools with hedging and trees located along the northern boundary and hedging located on the western boundary.

There is a Specific Objective on site to 'Protect and preserve trees, woodland and hedgerows' and a Local Objective relating to the area in the Fingal Development Plan 2011-2017, Local Objective 425 – 'Preserve views along Powerstown Road, and trees along the northern and eastern side of the GE zoned lands'. The Development Management assessment process will acknowledge/resolve any issues.

b) exceeded environmental quality standards or limit value.

It is anticipated that environmental quality standards will not be exceeded and that the value of the area will not be limited as a result of the proposed variation.

c) intensive land use.

As noted, the site does not form part of any proposed Natural Heritage Area, Special Area of Conservation or other similar designated area. The site comprises of undeveloped land, 2 no. temporary schools with hedging and trees located along the northern boundary and hedging located on the western boundary. The proposed zoning variation from 'GE' to 'CI' is a compatible land use with developed lands in use in the area for 'High Technology' 'General Employment and 'Residential'. The development of the land for 'Community Infrastructure' purposes will not affect the value or vulnerability of the area.

Effects on areas or landscapes, which have a recognised national, community or internal protection status.

As noted above, there are no features within the site boundary which have a recognised European and international protection status.

5.0 PRELIMINARY SCREENING OUTCOME:

The Planning Authority is satisfied that the proposed variation will ensure that the lands will be developed in a sustainable and environmentally sound manner. The Planning Authority is satisfied that the development will not have a strategic environmental effect on the area. In view of the foregoing, it is considered that a Strategic Environmental Assessment is not required in respect of the variation at Tyrrelstown.

In view of the foregoing, it is considered that a Strategic Environmental Assessment is not required in respect of the variation to change the zoning of this area from 'GE' to 'CI', relocate a school symbol and insert Local Objective to provide for primary school

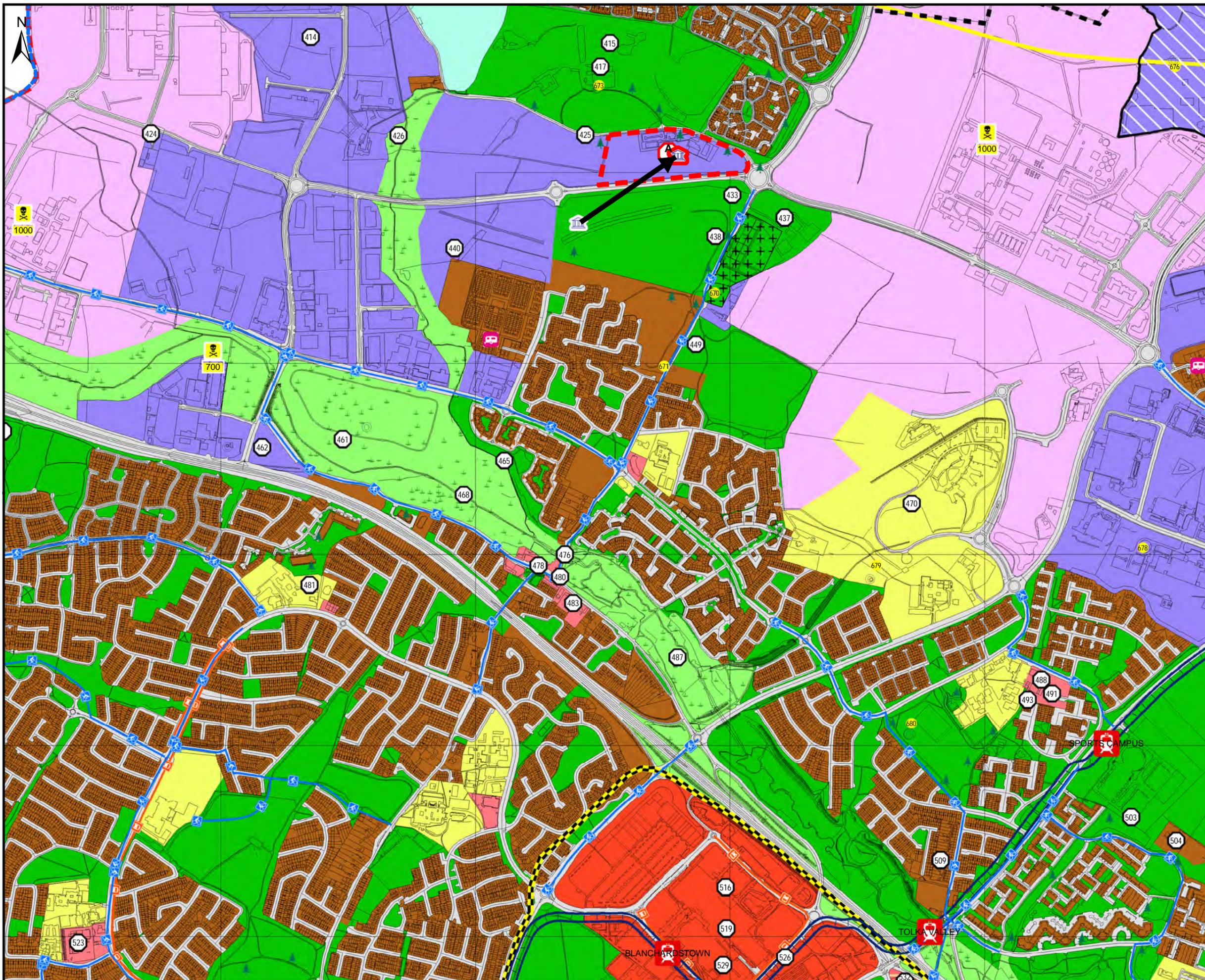
6.0 CONSULTATION

Under the SEA Regulations (S.I. No. 436 of 2004), as amended by (S.I. No. 201 of 2011), prior to making a final determination on whether the plan is likely to have significant effects on the environment, notice was given by Fingal County Council to the following environmental authorities:

- ✓ The Department of the Environment, Community and Local Government
- ✓ The Environmental Protection Agency (EPA).
- ✓ The Department of Agriculture, Fisheries and Food.
- ✓ The Department of Communications, Energy and Natural Resources.
- ✓ The Department of Arts, Heritage and the Gaeltacht.

The notices stated that Fingal County Council was screening the requirement for SEA of the Tyrrelstown Variation and requested submissions or observations in relation to whether the plan would or would not be likely to have significant effects on the environment.

Based on the initial determination by Fingal County Council, together with the outcome of consultation with the consultees, this Screening Statement has been updated. The Planning Authority is still satisfied that the development will not have a strategic environmental effect on the area and that a Strategic Environmental Assessment is not required in respect of the variation at Tyrrelstown.



**Proposed Variation
 to Lands
 at Tyrrelstown, Dublin 15**

Proposed Change of Zoning
 From GE to TC

FROM
 GE- General Employment
 Provide opportunities for general
 enterprise and employment.

TO
 CI - Community Infrastructure
 Provide for and protect civic,
 religious, community, education,
 health care and social
 infrastructure.

Proposed New Objective:-

- (A)** Provide for Primary School
-  Relocate school symbol to new area.

Legend

-  Outline of Proposed Variation Lands (Area = 5.9ha)

Planning Department, Civic Offices,
 Grove Road, Blanchardstown, Dublin 15

Director of Services:	Gilbert Power
Senior Planner:	Joan Caffrey
Prepared By: S. Walsh	Drawn By: A. Byrne
Date: February 2014	Scale @ A3 1:11,000