

# Fingal Development Plan 2023- 2029

## Strategic Environmental Assessment (SEA) Environmental Report

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# Environmental Assessment **Built Environment**

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## 1 Introduction

This is the Strategic Environmental Assessment (SEA) Environmental Report for the Fingal Development Plan 2023-2029 (hereafter the 'Plan').

The SEA of the Plan and the preparation of this SEA Environmental Report has been undertaken by Brady Shipman Martin, Environmental, Landscape and Planning Consultants on behalf of Fingal County Council (FCC). The purpose of this report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan.

Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before such decisions are made. Environmental Impact Assessment, is generally used for describing the process of environmental assessment for individual projects, while Strategic Environmental Assessment (SEA) is the term which has been given to the environmental assessment of plans and programmes, which help determine the nature and location of individual projects taking place.

SEA is a systematic process of predicting and evaluating the *"likely significant environmental effects"* of implementing a proposed plan or programme, in order to ensure that these effects are adequately addressed at the earliest appropriate stages of decision-making in tandem with economic, social and other considerations.

The SEA is undertaken in accordance with Directive 2001/42/EC and associated implementing national legislation on the Assessment of the Effects of Certain Plans and Programmes on the Environment<sup>1</sup> (commonly referred to as the 'SEA Directive').

### 1.1 SEA Environmental Report

SEA identifies the likely significant environmental effects of implementing the Plan, provides appropriate mitigation and sets out the requirements for monitoring of the Plan through its lifetime. The findings of the SEA are reported in the SEA Environmental Report, which identifies how environmental considerations were integrated into the Plan and how alternatives for the Plan were considered.

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<sup>1</sup> EC (2001).

Submissions and observations made at each stage of the plan-making process have informed the preparation and finalisation of the Plan and the SEA process.

## 2 Fingal Development Plan 2023-2029

### 2.1 Introduction

Fingal County Council (FCC) has prepared the adopted Fingal Development Plan 2023-2029 ('the Plan'). The Plan will shape the future development of the county and will set out the strategy for the proper planning and sustainable development over the period 2023 to 2029.

The Fingal Development Plan will provide a six year statutory framework for guiding development and will assist in ensuring that future development is appropriately managed and occurs in a sustainable manner.

The aim of this report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Plan.

#### 2.1.1 Geographical Area of the Plan

Fingal County is one of four Local Authority areas in the Dublin region. The Plan covers the administrative area of Fingal County, which is 452 square kilometres (sq.km) in extent, and includes 88km of coastline stretching from Howth Head north to Balbriggan. Fingal hosts a variety of landscapes, enjoys significant economic advantages and is the fastest growing county in Ireland.

Dublin International Airport is the country's primary airport serving both Dublin and the country, and is located within Fingal. Fingal is well served by air, rail and national roads and the county has one of the youngest and most diverse populations in the State. Fingal has experienced significant population and economic development in the recent years.

Fingal was the third most populous Local Authority in Ireland (after Dublin City and Cork County) with a total of 296,020 people in 2016, which increased to 329,218 persons in 2022. Between 2006 and 2016 the population in Fingal increased by 23.3% or by just over 56,000 people. There was an increase of 7.4% (22,029 persons) between 2011 and 2016 and an increase of 11% (33,198 persons) between 2016 and 2022. This was considerably higher than the national average growth rate of 3.8% between 2011 and 2016 and growth rate of 7.6% between 2016 and 2022. The population of Fingal is projected to increase to between 327,000 and 333,000 up to 2026.

## 2.2 The Plan

The Plan sets out the overall strategy for the proper planning and sustainable development of Fingal for the Plan period and beyond. The Plan relates to the whole functional area of Fingal County Council.

The Plan builds on the strategies and objectives of the previous Development Plan (2017-2023) and reflects the current challenges and the opportunities facing the county. The Plan provides for, and controls, the physical, economic and social development of the county, in the interests of the overall common good and in compliance with environmental controls.

The initial Draft Plan was considered and agreed by the Members in January and February 2022 and together with the SEA Environmental Report, the Appropriate Assessment Natura Impact Report (NIR) and the Strategic Flood Risk Assessment (SFRA), were placed on public display from the 24 February 2022 to 12 May 2022. During this period 1937 submissions and observations were received. A Chief Executive's Report on the submissions received was prepared and published in July 2022, which summarised the submissions received and provided the response and recommendations of the Chief Executive for the consideration of the Elected Members. Proposed amendments, including material amendments, were agreed with the Elected Members and these were placed on public display together with updated versions of the SEA Environmental Report, Natura Impact Report (NIR) and SFRA. The Chief Executive prepared a report on the submissions received and submitted the report to the Elected Members on 15 January 2023.

Following consideration of the Chief Executive Report, as well as the material alterations, at a number of Special Council Meetings in February 2023, the Elected Members adopted the Fingal Development Plan 2023-2029 on 22 February 2023 and the Plan comes into effect on the 5 April 2023.

### 2.2.1 Content of the Plan

The Plan is set out in a series of volumes and comprises a written statement and development objectives for the Plan area. The Written Statement is accompanied by Maps, Settlement Plans, the SEA Environmental Report, a Natura Impact Report (NIR), a Strategic Flood Risk Assessment (SFRA) and other supporting appendices.



The written statement includes a Core Strategy which shows that the objectives in the Plan are consistent, as far as practicable, with national and regional development objectives set out in the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region.

The preparation of the Plan has regard to key recent development trends and national, regional and local policy developments, in particular, the National Planning Framework (NPF) and National Development Plan, the Eastern Midlands Regional Spatial and Economic Strategy (RSES) and the Dublin Metropolitan Area Strategic Plan (MASP).

The Plan also addresses a wide range of interrelated economic, social and environmental issues set within an overall framework of achieving sustainable development, social inclusion and adapting to climate change. The adopted Fingal Development Plan (2023-2029) consists of:

- Written Statement (Chapters 1 to 14);
- Map Sheets 1 to 17;
- Appendices 1 to 12;
- Screening for Appropriate Assessment Determination;
- Appropriate Assessment Natura Impact Report;
- Strategic Flood Risk Assessment;
- SEA Statement;
- SEA Environmental Report;
- SEA Environmental Report Non-Technical Summary; and
- Supplementary Material, including the Fingal Economic and Employment Land Use Study, the Socio-Economic Travel Trends Analysis; and the Urban Capacity Assessment.

### 2.2.2 Core Strategy & Strategic Vision

The aim of the **Core Strategy**<sup>2</sup> is to set out an evidence based strategy for the future spatial development of the Plan Area. The Core Strategy presents the medium to long-term evidence based strategy for the spatial development of the county. It must show that the development objectives in the Plan, are consistent as far as practicable, with national and regional development objectives.

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<sup>2</sup> Planning and Development Act 2000. Updated 2023.

The Core Strategy of the Plan focuses on ensuring that there is sufficient zoned land available to meet the requirements of the projected targets, whilst ensuring environmental protection, integration of transport and land use, reduction of anthropogenic gasses and climate change mitigation. The Core Strategy is set out in Chapter 2 of the Plan (refer also to Figure 2.1 Core Strategy Map) and addresses:

- Legislative Basis
- Housing Strategy
- Policy Context
- Quantitative Data Underpinning the Core Strategy
- Fingal County Council Population Baseline
- Population Growth Pattern
- Population Projections
- Fingal County Council Housing Baseline
- Housing Delivery
- Housing Supply Targets
- The Core Strategy
- Strategic Long Term Reserve



**Figure 2.1: Core Strategy Map** (from Chapter 2 of the Plan)

In setting the context for the Core Strategy, the Plan notes that as the county grows, we must be cognisant of climate change impacts and ensure that Fingal's growth strategy is underpinned by sustainable land management practices which result in the compact and consolidated development of existing urban and rural settlements. Adhering to a clearly focused settlement hierarchy which is in line with a wider regional strategy will ensure we can achieve balanced growth within Fingal and

provide for a network of settlements which are resilient, people focused and sustainable into the future. In tandem with this approach, the Plan must also set in place key placemaking principles to be enshrined in all new developments, creating healthy, attractive places to live, work and recreate. Careful planning and adherence to inter-related national and regional planning policies of consolidation and compact growth will ensure that Fingal's settlements, and in turn its communities, benefit from enhanced climate resilience as well as increased levels of sustainability and cohesion.

In taking this approach, it is vital therefore that the unique characteristics, historic qualities and sense of place associated with Fingal's towns and villages are safeguarded and protected and a balance must be struck between expansion and the need to ensure that such growth is accommodated in a holistic manner with enhancement rather than loss of character to existing settlements.

The **Strategic Vision** for Fingal has been developed in line with International, National and Regional policy provisions alongside the Fingal County Council (FCC) corporate plan mission:

*"Fingal will embrace healthy place-making and economic prosperity through building cohesive and sustainable communities, where our cultural, natural and built environment is protected.*

*Fingal will continue to be a County of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high-quality of life for those who live, work and visit here. A sustainable future for the County will be based on the interdependence of the themes of economic growth, social progress and environmental quality with the aim of increasing the County's self-reliance and resilience.*

*This Plan will ensure the continued growth of the County in a sustainable way and ensure the County continues to develop as a series of well-serviced, well-connected towns, villages and communities and a low carbon economy. In working to deliver all of this, we are committed to engaging with stakeholders, including local communities and residents to develop better solutions to the complex challenges we face and provide an improved quality of life for all."*

All policies and objectives within the Plan have been assessed in Chapter 8 and Appendix Table A8.1 of this SEA report.

A summary of the main objectives in Volume 1 (Written Statement) of the Plan are outlined in Table 2.1, as well as the additional volumes where they contain objectives which are of relevance to the assessment in this SEA Environmental Report.

### **2.2.3 Draft Ministerial Direction**

A Draft Direction by the Minister for State for Local Government and Planning, in accordance with Section 31(7) of the Planning and Development Act, 2000 (as amended), has been received by Fingal County Council on 4 April 2023, with regard to the making of the Fingal Development Plan 2023-2029.

Having regard to the provisions of this Draft Direction a number of elements of the Fingal Development Plan 2023-2029 will not come into effect on 5 April 2023 having regard to the following:

1. 1. Land zoned General Employment in the adopted Plan to the east of M2 at Junction 2 at St Margaret's.
  2. Land unzoned from Food Park in the adopted Plan south of Coolquay village.
  3. Land unzoned from Rural Business in the adopted Plan to the south of Coolquay village.
  4. Land zoned General Employment in the adopted Plan to the south east of Junction 5 on the M1 at Courtlough which was zoned Rural in the Fingal County Development Plan 2017-2023.
2. Reinstate the Greenbelt zoning objective for lands PA SH 12.4 Newtown i.e. the subject lands revert to Greenbelt.
  3. Delete the additional text published in November 2022, Proposed Material Alterations, as Proposed Amendment, PA CH 8.1 and modified by Agenda Item FDP84/23, in relation to Noise Standards.

**Table 2.1: Contents of the Fingal Development Plan 2023-2029**

Volume	Content & Main Strategic Objectives
<b>Written Statement</b>	
<b>Chapter 1 Introduction</b>	The Development Plan sets out the spatial framework to guide future development within the county to meet the needs and aspirations of citizens of Fingal and the country, not only for the 6-year life of the Plan, but for the long-term. The Plan has adopted the principle of healthy placemaking and sustainable development by promoting and encouraging the integration of economic, environmental, social and cultural issues into local policies and programmes.
<b>Chapter 2 Planning for Growth</b>	<p>This chapter sets out the overarching framework which will set in place a strategy to guide the future and sustainable development of Fingal over the life of this Plan and beyond. The first element of this framework is the Core Strategy. In line with anticipated population growth in Fingal during the Plan period, it is vital that future growth within Fingal is directed to appropriate locations ensuring a balance between social, economic and environmental factors. This chapter includes:</p> <ul style="list-style-type: none"> <li>▪ Core Strategy</li> <li>▪ Housing Strategy and HNDA Housing Strategy</li> <li>▪ Implementation and Active Land Management</li> <li>▪ Employment Lands</li> <li>▪ Retail</li> <li>▪ Settlement Strategy</li> </ul>
<b>Chapter 3 Sustainable Placemaking and Quality Homes</b>	This chapter sets out the strategy to guide successful placemaking and ensure quality housing within Fingal over the lifetime of this Plan and into the future. The chapters set out guidance relating to healthy placemaking, consolidation and compact growth, social inclusion, housing choice and design which are key to delivering national and regional planning objectives. The policies and objectives set in the chapter are in accordance with NPF and RSES, the Housing Strategy and HNDA prepared in support of the Draft Development Plan and national planning guidance with respect to placemaking and housing delivery.
<b>Chapter 4 Community Infrastructure and Open Space</b>	Healthy placemaking is a key ambition of this Plan and National and Regional policy place a strong emphasis on the need to create urban areas that are well-designed, resilient to change and which provide for high-quality public spaces which add character to an area and which are accessible to all. It is a key factor in delivering successful and sustainable development within the County and is particularly relevant in the provision of community infrastructure and open space. Community or social infrastructure includes facilities, services, places and spaces that provide a community with their

Volume	Content & Main Strategic Objectives
	social needs. The policies and objectives relating to the provision of community facilities such as childcare, education, health, recreational and social facilities, including the overarching theme of social inclusion are very much to the forefront of Government policy at national level and regional level.
<b>Chapter 5 Climate Action</b>	The Plan has an important role to play in helping Fingal realise its potential to be a low carbon society and mitigating the impacts of climate change. In terms of climate change and land-use planning, this Plan plays an important role by guiding the sustainable growth of the County, encouraging more compact mixed-use development and greater use of sustainable transport options such as cycling, walking and public transport, the use of construction materials with low environmental impact and which store carbon, restricting development in areas that are at risk of flooding or coastal erosion and protecting the natural landscape and biodiversity.
<b>Chapter 6 Connectivity and Movement</b>	One of the key strategic objectives of the Plan is to strengthen the integration of land-use and transport planning with a priority focus on increased provision of walking, cycling and public transport infrastructure. The Plan promotes an integrated and sustainable transport network that is inclusive and accessible for all. Alongside this, the creation of attractive public realms and healthy placemaking will ensure that communities are connected in a sustainable and efficient way. Easy access to and from residential developments, workplaces, schools and services and reliable commercial deliveries and servicing will be dependent on an increasingly efficient system of transport given the projected increases in demand for travel. The Plan also promotes the continued management of traffic, the protection and enhancement of strategic transport corridors and the efficient movement of freight.
<b>Chapter 7 Employment and Economy</b>	<p>A key strategy for the future economic development in Fingal includes appropriately locating intensive employment uses adjacent to public transport networks and where appropriate, residential developments, encouraging existing economic clusters and developing new clustering opportunities and rejuvenating existing business and industrial parks, land and buildings. The need to transition to a low carbon society and provide support for the circular and green economy is central to the County's economic strategy. The economic development is influenced by:</p> <ul style="list-style-type: none"> <li>▪ Expanding Labour Force</li> <li>▪ Variety of Employment Opportunities</li> <li>▪ Excellent Employment Zoned Lands</li> <li>▪ Vibrant Retail</li> <li>▪ Growing Tourism Sector</li> <li>▪ Unique rural Environment</li> <li>▪ Economic Support</li> </ul>

Volume	Content & Main Strategic Objectives
	<ul style="list-style-type: none"> <li>Stakeholder Collaboration</li> <li>Successful Funding Bids</li> <li>Sustainable Land Use Planning</li> </ul>
<b>Chapter 8</b> <b>Dublin Airport</b>	<p>The aviation sector is one of the most important components of Fingal's local economy. The Plan contains the Dublin Airport (DA) zoning objective, which is a unique economic development zoning within Fingal, comprising an extensive area of some 1,024 ha. The strategic aims of the Dublin Airport Local Area Plan 2020 (LAP) include:</p> <ul style="list-style-type: none"> <li>Support for airport safeguarding</li> <li>Support the continued sustainable growth of Dublin Airport and connectivity as a hub airport whilst ensuring protection of the environment.</li> <li>Support the timely delivery of required infrastructure to facilitate airport growth.</li> <li>Support the growth of the Airport as a major economic driver for the region.</li> <li>Support continued communication between the Airport and neighbouring communities to protect community amenity and mitigate potential impact from airport growth in the interests of long-term sustainability.</li> </ul> <p>The policies and objectives in this chapter are intended to address the Dublin Airport Local Area Plan 2020, safeguarding Dublin airport, assisting growth and connectivity- hub airport, providing the necessary infrastructure, supporting employment and economic development, transitioning to a low carbon economy, ensuring environmental protection and sustainability, prioritising community engagement and promoting quality design.</p>
<b>Chapter 9</b> <b>Green Infrastructure and Natural Heritage</b>	<p>Green Infrastructure and Natural Heritage are embedded in planning policy at national and regional levels through the NPF and the RSES. This chapter outlines the policies and objectives to guide resilient design, protection of green infrastructure, greening of development and urban greening plans. The key green infrastructure theme identified include biodiversity, parks, open space and recreation, sustainable water management, archaeological and heritage landscapes and landscape.</p>
<b>Chapter 10</b> <b>Heritage, Culture and Arts</b>	<p>This chapter outlines the policies and objectives to ensure the protection of the built and cultural heritage of the city and provides the spatial framework for its protection. The Council's vision is Conserve, manage, protect and enhance the archaeological, architectural and cultural heritage of the County, which are valuable and finite resources, through good management, sensitive interventions and sympathetic development and to acknowledge, support and reinforce the integral role heritage, culture and the arts play in sustaining and creating attractive, vibrant and engaging places to live, work and enjoy.</p>



Volume	Content & Main Strategic Objectives
<b>Chapter 11 Infrastructure and Utilities</b>	The policies and objectives in this chapter are intended to address a wide range of supporting infrastructure and services, including improvements in water services, water quality, the promotion of sustainable waste management in our transition to a circular economy, diversity in our energy supply and improved energy efficiency, enhanced digital connectivity and SMART technologies, and a holistic approach to flood risk and surface water management, while safeguarding environmental quality and providing for climatic resilience. These policies and objectives will support the availability of quality infrastructure which is critical to productivity and competitiveness. The location and delivery of both regional and local infrastructure is necessary to ensure that Fingal's Settlement Strategy is successful.
<b>Chapter 12 Implementation and Monitoring</b>	The Implementation and Monitoring System seeks to align, where possible, the right indicators that appropriately reflect and measure whether a policy and objective is being achieved. This chapter provides the key performance indicator / data source for each of the policies identified in the previous chapters. The implementation and delivery of the Fingal Development Plan is a key objective of Fingal County Council, and it is acknowledged that this requires a concerted range of actions by the entire organisation in order to ensure that the policies and objectives of the Plan are fully implemented. Fingal County Council will carry out a 2-year progress report on the Plan, where each specific objective is identified and progress on implementation of same recorded.
<b>Chapter 13 Land Use Zoning</b>	This chapter sets out the general land-use and zoning objectives of the Plan and provides an explanation of the land-use categories and the zoning objectives which apply. The zoning policy regards the strategic policies underlying the Development Plan. Zoning aspires to promote the orderly development of the County by eliminating potential conflicts between incompatible land uses and to establish an efficient basis for investment in public infrastructure and facilities. Each land use zoning objective has a supporting vision which elaborates on the zoning objective and sets the context for the type of development which would be acceptable. Uses which are neither "Permitted in Principle" nor "Not Permitted" will be assessed in terms of their contribution towards the achievement of the zoning objective and vision.
<b>Chapter 14 Development Management Standards</b>	Development Management is one of the main implementation tools of the Development Plan. This chapter sets out the development standards and criteria to ensure development occurs in an orderly and efficient manner, but also in terms of how it contributes to the achievement of the Core Strategy and related policies and objectives. In all development proposals, it is the aim of the Planning Authority to promote a high standard of design and amenity and to complement the existing character of a particular area.
<b>Accompanying Documents</b>	



Volume	Content & Main Strategic Objectives
Map Sheets 1 - 17	<ul style="list-style-type: none"> <li>Interactive Map</li> <li>Sheet 1 County Strategy - Index</li> <li>Sheet 2 Fingal North</li> <li>Sheet 3 Fingal Central</li> <li>Sheet 4 Balbriggan</li> <li>Sheet 5 Skerries</li> <li>Sheet 6 Lusk-Rush</li> <li>Sheet 7 Donabate-Portrane</li> <li>Sheet 8 Swords</li> <li>Sheet 9 Malahide-Portmarnock</li> <li>Sheet 10 Baldoyle-Howth</li> <li>Sheet 11 Fingal-South</li> <li>Sheet 12 Blanchardstown North</li> <li>Sheet 13 Blanchardstown South</li> <li>Sheet 14 Green Infrastructure Map 1</li> <li>Sheet 15 Green Infrastructure Map 2</li> <li>Sheet 16 Green Infrastructure Map 3</li> <li>Sheet 17 Connectivity and Movement</li> </ul>
Appendices	<ul style="list-style-type: none"> <li>Appendix 1 - Housing Strategy</li> <li>Appendix 2 - Implementation of Ministerial Guidelines</li> <li>Appendix 3 - Policy Context</li> <li>Appendix 4 - Infrastructure Capacity Assessment</li> <li>Appendix 5 - Record of Protected Structures and ACA's</li> <li>Appendix 6 - Recorded Monuments/Sites and Monuments Record</li> <li>Appendix 7 - Technical Guidance Notes</li> <li>Appendix 8 - Map Based Local Objectives</li> <li>Appendix 9 - Dublin Bay Biosphere Reserve Map 2016</li> </ul>



Volume	Content & Main Strategic Objectives
	<ul style="list-style-type: none"> <li>Appendix 10 - List of Townlands to which Zone D applies</li> <li>Appendix 11 - FCC Suds Guidance Document - Green/Blue Infrastructure for Development</li> <li>Appendix 12 - Acronyms</li> </ul>
<b>Environmental Reports</b>	<ul style="list-style-type: none"> <li>Screening for Appropriate Assessment Determination</li> <li>Natura Impact Report</li> <li>Strategic Flood Risk Assessment</li> <li>SEA Statement</li> <li>SEA Environmental Report</li> <li>SEA Environmental Report NTS</li> </ul>
<b>Supplementary Material</b>	<ul style="list-style-type: none"> <li>Fingal-Economic-and-Employment-Land-Use-Study</li> <li>Socio-Economic-travel-trends-analysis</li> <li>Urban Capacity Assessment</li> </ul>



## 2.3 Monitoring and Progress

A Development Plan must be able to respond to changing circumstances within its lifetime. Regular monitoring of the relationship between the Plan and changes within a wider EU and national policy context, development pressures and varying local priorities are important if the policies and objectives are to remain effective and relevant throughout the lifetime of the Plan. The impact of policies and specific objectives should wherever possible be quantified.

Monitoring will identify issues with objectives and allow suitable corrective action to be taken. It will also identify whether the Plan remains consistent with national and regional policy, and where changes occur at national and / or regional level, advise whether the Plan should be varied as necessary to ensure consistency with these higher level plans.

It is a requirement under the Planning and Development Act 2000 (as amended) for a report to be prepared, two years after the making of the Plan, on the progress achieved in securing the objectives of the Development Plan. This Progress Report is necessary because, under the Act, it is the duty of the Planning Authority to *“take such steps as are in its powers as may be necessary for achieving the objectives of the Development Plan”*.

The SEA process through the recommendation of mitigation measures, by its nature requires environmental monitoring throughout the lifetime of the 6-year Development Plan.

To assist in the monitoring of this Plan, FCC will set up systems to monitor planning and development in the county to help measure the degree to which the objectives are being achieved. Monitoring mechanisms will be put in place to ensure effective sustainable delivery and also to allow for greater transparency on the progress made in the implementation of the Plan (Chapter 12 Implementation and Monitoring).

## 2.4 Pre-draft Consultation

Fingal County Council gave notice of its intention to review the existing Development Plan (2017-2023) and to prepare a new Plan for the period 2023-2029 on Friday 12 March 2021. A Strategic Issues Paper was prepared to help stimulate debate between the planning authority, key stakeholders, landowners and the general public around the issues relevant to Fingal and how they may be addressed in the making of the Plan.

Pre-draft public consultation was undertaken over an 8-week period from 12 March to 12 May 2021 and written submissions or observations were invited with regard to the review of the current Plan and the preparation of the new Plan. The pre-Draft public consultation included:

- Webpage and Online Portal.
- Virtual Room for Public Consultation.
- Social Media (Twitter, Facebook and Instagram).
- Information Brochure - circulated to all households in the county.
- Printed Media - newspapers (Fingal Independent, Irish Independent, The Herald, Gazette and North Side People).
- Presentations to Elected Members.
- Consultation with Prescribed Bodies & others.
- Webinars on Development Plan webpage.
- Outdoor advertisements (bus shelters / stop advertisements).

A total of 551 no. submissions were received, in relation to the pre-draft Plan. These submissions were summarised in the Chief Executive's Report (2 July 2021) and informed the making of the Draft Plan and SEA Scoping with the Environmental Authorities.

#### **2.4.1 Pre-draft SEA Scoping Consultation**

In September 2021, the SEA Scoping Report was issued to the specified Environmental Authorities, which includes the EPA, various governmental departments and surrounding local authorities. This was not a statutory Scoping procedure. Observations or submissions received as a result of the SEA Scoping stage are discussed in detail in Section 3.4.

### **2.5 Draft Plan Consultation**

The Draft Fingal Development Plan 2023-2029 was considered and agreed by the Members in January and February 2022 and was placed on public display from the 24 February 2022 to 12 May 2022.

During this period 1937 submissions and observations were received. A Chief Executive's Report on the submissions received was prepared and published in July 2022, summarising the submissions received and providing the response and recommendations of the Chief Executive for the consideration of the Elected Members.

The recommendations included in the CE's Report were subject to screening for Flood Risk, for Appropriate Assessment and SEA. The CE's Report was reviewed with the Elected Members and proposed amendments, including material amendments, were agreed. The proposed Material Alterations (Amendments) originated from the consideration of the Chief Executive's report by the Elected Members at Special Council Meetings held in September and October 2022, where they resolved to amend the Draft Plan

The proposed amendments, including material amendments were placed on public display together with updated versions of the SEA Environmental Report, Natura Impact Report (NIR) and SFRA from the 11 November 2022. Errata to the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029 were identified and published as a document '*Errata to the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029.*' This 'Errata Document' was on display during the public consultation period for the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029 from 24 November 2022 and accordingly, the final date for submissions on the Proposed Material Alterations to the Draft Fingal Development Plan 2023-2029 was extended to 22 December 2022.

The Chief Executive prepared a report on the submissions received on the Proposed Material Alterations and the Environmental Report and Natura Impact Report and SFRA and submitted this to the Elected Members on 15 January 2023. Following consideration of the CE Report as well as the material alterations at a number of Special Council Meetings in February 2023, the Elected Members adopted the Fingal Development Plan 2023-2029 on Wednesday 22nd February 2023.

In accordance with the provisions of the Planning and Development Act 2000 (as amended) the adopted Development Plan comes into effect on 5 April 2023.

## 2.6 Alternatives

The SEA process requires the consideration of 'reasonable alternatives' in terms of possible approaches available in the delivery of the Plan. Alternatives should represent a range of different approaches within the statutory and operational requirements of the particular plan.

The Plan strategy options available to the local authority are discussed in the formulation of the Plan and assessed against the SEA Strategic Environmental Objectives (SEOs) in order to evaluate their overall potential environmental impact. A discussion of the merits or otherwise of each option is provided in the Environmental Report and the reasons for the chosen option is discussed.

Chapter 7 (Description of Alternatives) of this report provides details on the alternatives and their assessment.

## 3 Methodology

### 3.1 Strategic Environmental Assessment (SEA)

SEA is a process for evaluating, at the earliest appropriate stage, the environmental quality and consequences of Plans or Programmes (P/Ps). The purpose is to ensure that the environmental consequences of P/Ps are assessed both during their preparation and prior to their adoption. The SEA process also gives specified environmental authorities, interested parties and the general public, an opportunity to comment on the environmental impacts of the proposed P/P and to be kept informed during the decision-making process.

SEA derives from European Communities Directive 2001/42/EC - Assessment of Effects of Certain Plans and Programmes on the Environment<sup>3</sup> (commonly referred to as the 'SEA Directive'). Article 1 of the Directive states that:

“The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”

The SEA Directive was transposed into national legislation by the:

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

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<sup>3</sup> EC (2001).



The former regulations relate to SEA as it applies to plans or programmes prepared for “agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications and tourism”<sup>4</sup>.

The latter regulations relate to SEA as it applies to plans or programmes where the context requires, “**a development plan**, a variation of a development plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme”<sup>5</sup>.

Therefore, as the development plan the subject of this report is the Fingal Development Plan, the latter Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004), as amended by Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations (S.I. No. 201 of 2011), apply.

### 3.2 SEA Stages and Process

The key focus of SEA is to take environmental issues, and in particular ‘likely significant environmental effects’ of a P/P, into consideration during the plan or programme making process. The key stages in the SEA process as outlined in the Environmental Protection Agency's (EPA) SEA Process Checklist and as they relate to the Plan are outlined in Figure 3.1 and Table 3.1.

The preparation of the Plan, Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA) have taken place concurrently and the findings of the SEA, AA and SFRA have informed the Plan.

The Draft Plan, SEA Environmental Report, AA and SFRA documents were placed on public display between the 24 February and 12 May 2022 as part of the required statutory public consultation.

Submissions made on the Draft Plan and associated documents, including the SEA and AA documents, were reviewed and a Chief Executive’s Report (July 2022) on the submissions and observations was issued to the Elected Members for review. Following review of the CE’s Report with the Elected Members, amendments, including material amendments, were agreed and these were placed on a further period of public display. Further submissions and observations in relation to the proposed amendments received during the public display period were compiled in a CE’s Report submitted to the Elected Members on 15 January 2023. Following this, Special Council

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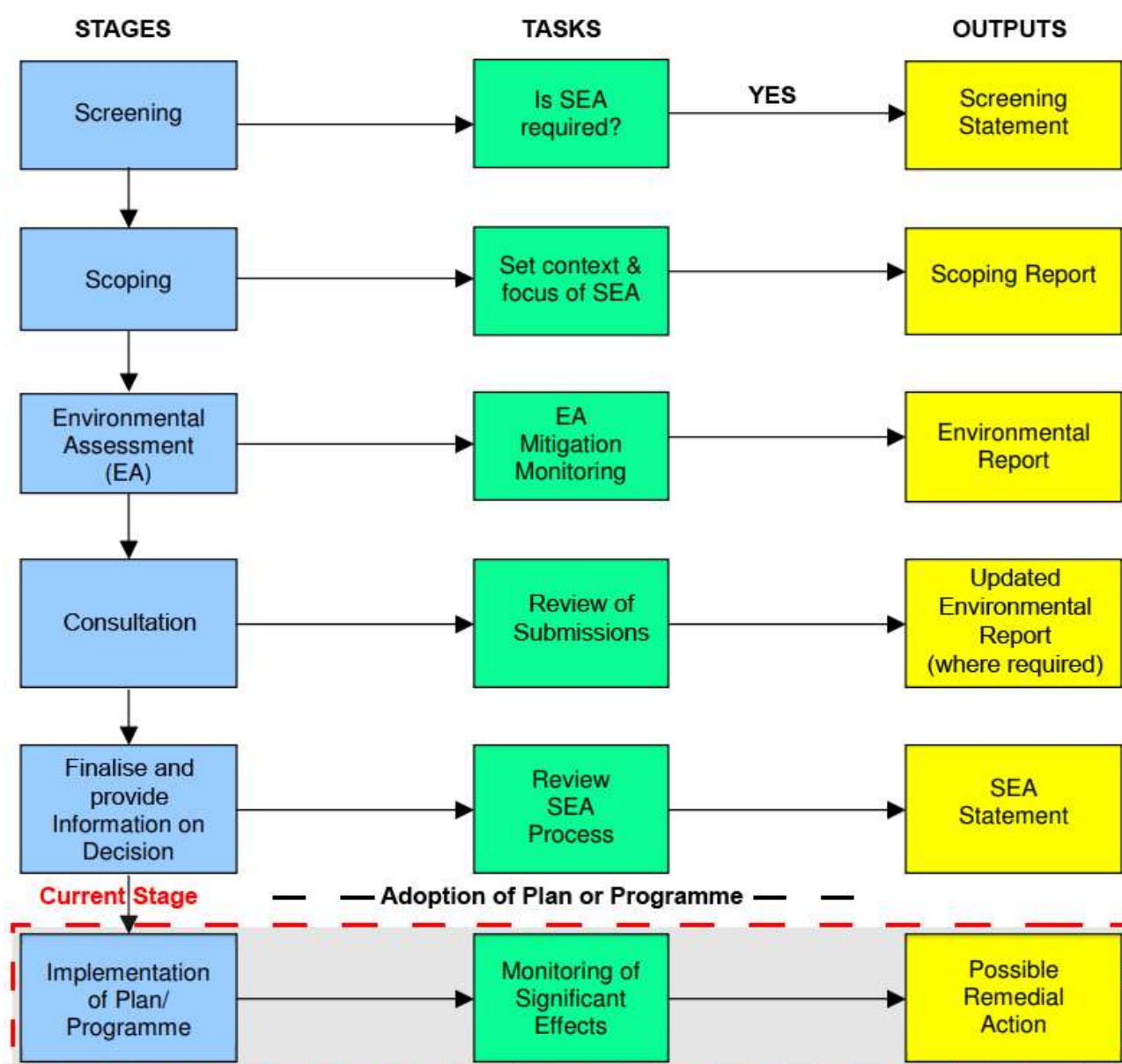
<sup>4</sup> Section 9(1)(a) of S.I. No. 435 of 2004 as amended by S.I. No. 200 of 2011

<sup>5</sup> Section 5(c) of S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011

Meetings were held in February 2023, and the Elected Members adopted the Fingal Development Plan 2023-2029 on 22 February 2023.




The Plan, the SEA, AA and SFRA documents have been finalised and includes an SEA Statement, which includes information on how environmental considerations were integrated into the Plan. The Plan will be implemented and environmental monitoring - as well as planning and project development and associated environmental assessments and administrative consent of projects - will be undertaken.

**Figure 3.1: Overview of SEA Process** (adapted from EPA SEA Process Checklist, 2008<sup>6</sup>)




<sup>6</sup> EPA (2008).

Table 3.1: Outline of the SEA Process

Stage	Description	Status
<b>1. Screening</b>	<p>The requirement to undertake a SEA is mandatory for certain Plan/Programme (P/P). Where SEA is not a mandatory requirement, the P/Ps is subject to a 'Screening process', to consider if it is likely to have significant effects on the environment, and therefore, if SEA is required.</p> <p>Screening of the P/Ps is carried out in accordance with Article 14A of the Planning and Development Regulations (PDR) 2001 as amended.</p> <p>It is noted that in accordance with Circular Letter SEA 1/08 &amp; NPWS 1/08<sup>7</sup>, SEA for a P/P is also a mandatory requirement where the P/P requires Appropriate Assessment (AA) under Article 6(3) of the Habitats Directive (92/43/EEC<sup>8</sup>).</p>	<p><b>Completed</b></p> 
<b>2. Scoping</b>	<p>Preparation of a SEA Scoping Report highlighting that the Environmental Report is required to include:</p> <ul style="list-style-type: none"> <li>▪ methods of assessment;</li> <li>▪ contents and level of detail in the Plan/Programme;</li> <li>▪ the stage in the Plan or Programme-making process; and</li> <li>▪ the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment.</li> </ul> <p>Scoping provides for consultation with the Environmental Authorities specified in Article 13A of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, and the process allows for incorporation of the views of the environmental authorities within the P/P and the SEA Environmental Report.</p>	<p><b>Completed</b></p> 
<b>3. Environmental Report</b>	<p>Preparation of a systemic identification and evaluation of alternatives and assessment of the likely significant environmental effects of implementing the P/P.</p> <p>The findings of the assessment, which is carried out at various stages in the P/P making (e.g. Draft, Amended Draft etc.), are provided in the SEA Environmental Report in accordance with Article 13E of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011.</p>	<p><b>Completed</b></p> 

<sup>7</sup> DEHLG (2008).<sup>8</sup> EC (1992).

Stage	Description	Status
	<p>The initial output from this stage is an Environmental Report which accompanied the Draft P/P on public display.</p> <p>A total of 1,937 submissions and observations were received during the prescribed period in response to this stage of public consultation. The Chief Executive prepared a report (CE's Report, July 2022) on the submissions and this was circulated to the Elected Members of Fingal County Council. Thereafter, the CE's Report was reviewed with the Elected Members and proposed amendments, including material amendments, were agreed. The proposed amendments, including material amendments were placed on public display together with updated draft Environmental Report and draft Natura Impact Report (NIR). Further submissions and observations in relation to the proposed amendments received during the public display period were compiled in the CE's Report and submitted this to the Elected Members on 15 January 2023. Following this, Special Council Meetings were held in February 2023, and the Elected Members adopted the Fingal Development Plan 2023-2029 on Wednesday 22nd February 2023.</p>	
<b>4. SEA Statement</b>	<p>Completion / adoption of the Plan, taking account of likely significant environmental effects, any submissions or observations received from consultations and integration of mitigation and monitoring measures within the Plan.</p> <p>The Environmental Report is concluded and an SEA Statement prepared in accordance with Article 131 of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, summarising:</p> <ul style="list-style-type: none"> <li>▪ how environmental considerations have been integrated into the Plan/Programme;</li> <li>▪ how the environmental report, and any submissions or consultations have been taken into account in the preparation of the Plan/Programme;</li> <li>▪ the reasons for choosing the Plan/Programme; and</li> <li>▪ the measures decided for monitoring the significant environmental effects of implementation of the Plan / Programme.</li> </ul>	<p><b>Completed</b></p> 
<b>5. SEA Monitoring</b>	<p>The Plan is adopted and implemented, and the environmental effectiveness of the implementation of the Plan is monitored and reported on.</p>	<b>Current Stage</b>



### 3.3 Screening (Stage 1)

The Plan was subject to screening for the requirement for SEA in accordance with Article 13(B) of S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, and the criteria set out in Schedule 1 of the Regulations.

In accordance with Article 13(B)(a), SEA for the Draft Plan is mandatory as *‘the population or target population of the area of the planning authority is 10,000 persons or more’*.

Therefore, the Plan has been subject to SEA and a SEA Environmental Report (this report) and SEA Statement have been prepared to accompany the Plan, the Natura Impact Report (NIR) in relation to Appropriate Assessment (AA) and the Strategic Flood Risk Assessment (SFRA).

The Plan was subject to screening for the requirement for Appropriate Assessment (AA) – see Section 3.7.

### 3.4 Scoping (Stage 2)

SEA Scoping (Stage 2) allows for consideration of the range and level of detail of the information to be included in the SEA Environmental Report as set out in Article 13D of S.I. No. 436 of 2004, as amended and by Article 13D of the Planning and Development Regulations 2001, as amended (PDR 2001). This ensures that the SEA is focused on the relevant environmental issues and examines issues at the appropriate level of detail.

Article 13D (b) S.I. No. 436 of 2004, as amended states that the Environmental report is required to include information on:

- current knowledge and methods of assessment;
- contents and level of detail in the Plan;
- the stage of the Plan in the decision-making process; and
- the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment.

Section 3.16 of the *Guidelines for Regional Authorities and Planning Authorities*<sup>9</sup> recommends that *“at the end of the scoping procedure, the plan-making authority should prepare a brief scoping*

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<sup>9</sup> DEHLG (2004).

*report of its conclusions as to what information is to be included in the environmental report, taking account of any recommendations from the environmental authorities”.*

Scoping also includes for consultation with the Environmental Authorities specified in Article 13A(4) of PDR 2001 (as amended) and for incorporation of the views of the environmental authorities within the Plan or Programme and the SEA Environmental Report.

The SEA Scoping Report was issued to the Environmental Authorities specified in Article 13D(2) of PDR 2001, see Table 3.2 below.

**Table 3.2: List of Consultees for the Scoping Stage**

Prescribed Environmental Authorities*
Environmental Protection Agency (EPA)
Department of Tourism, Culture, Arts, Gaeltacht, Sport and Media (formerly the Department of Culture, Heritage and the Gaeltacht)
Department of the Environment, Climate and Communications (formerly the Department of Communications, Climate Action and Environment)
Department of Agriculture, Food and the Marine
Department of Housing, Local Government and Heritage (formerly the Department of Housing, Planning and Local Government)
Dublin City County Council
South Dublin County Council (SDCC)
Meath County Council
Kildare County Council

\*For purposes of consultation under Article 13(A) of S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011

### 3.4.1 SEA Scoping Submissions & Responses

Submissions from the SEA Scoping stage were considered and incorporated into the SEA Environmental Report. Five submissions were received on the SEA Scoping Report for the Draft Plan. The submissions provided information on sources of guidance, useful resources and suggestions for items to be addressed / monitored. Table 3.3 provides a summary of the submissions received from the following Environmental Authorities:

- The Environmental Protection Agency (EPA);
- Geological Survey, Ireland (GSI) - under the Department of the Environment, Climate and Communications (DECC);
- Department of Housing, Local Government and Heritage (Development Applications Unit);
- Meath County Council (MCC); and
- Waste Policy & Resource Efficiency – (Department of the Environment, Climate and Communications).

Table 3.3: SEA Scoping Submissions &amp; Responses

No.	Stakeholder	Summary of Submission	Comment
1	EPA	<p>Submission noted the role of the EPA as one of the Environmental Authorities and provided a list of recommended guidance and resources including:</p> <ul style="list-style-type: none"> <li>SEA of Local Authority Land Use Plans - EPA Recommendations and Resources'. June 2021 Version 1.12.</li> </ul> <p><u>Specific Comments on Scoping</u></p> <ul style="list-style-type: none"> <li>'State of the Environment Report – Ireland's Environment 2016' / 'Ireland's Environment - An Integrated Assessment 2020'. Identifies thirteen Key Messages for Ireland which align with many of the UN Sustainable Development Goals. Delivering Ireland's long-term sustainable development and environmental protection goals will require a concerted effort by government departments to address these key actions.</li> <li>Community Engagement - the importance and value of community engagement. In preparing the Plan and carrying out the SEA (including developing alternatives), the need to proactively engage local communities should be a core consideration.</li> <li>Sustainable Development Goals. UN Agenda 2030 for Sustainable Development. Relevant targets and actions in Ireland's SDG Implementation Plan (DCCAE, 2018) should be integrated as appropriate into the Plan.</li> <li>Topic specific comments - Critical service infrastructure, Integration of transport &amp; land-use planning, Biodiversity, Climate Action (Climate Action Plan, 2019), Coastal Zone Management.</li> <li>SEA process guidance and checklists.</li> <li>Inventory of spatial datasets relevant to SEA.</li> <li>Resources of assistance to the Plan and SEA: Ireland's Greenhouse Gas Emissions Projections for 2018-2040; Integrating Climatic Factors into the Strategic Environmental Assessment Process in Ireland; Local Authority Adaptation Strategy Development Guideline; Integrating Climatic Factors. Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA,</li> </ul>	<p>Guidelines &amp; resources are considered within the assessment.</p> <p>Specific comments are noted and addressed.</p> <p>Where information is available these aspects have been considered and incorporated into the Plan and SEA Environmental Report as appropriate.</p>





No.	Stakeholder	Summary of Submission	Comment
		<p>2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012).</p> <ul style="list-style-type: none"> <li>Guidance and resources: <a href="https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance-/">https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance-/</a></li> <li>Environmental Sensitivity Mapping (ESM) Webtool. Available at: <a href="http://www.enviromap.ie">www.enviromap.ie</a></li> <li>EPA SEA Web GIS Tool. Available at: <a href="https://gis.epa.ie/EPAMaps/SEA">https://gis.epa.ie/EPAMaps/SEA</a></li> <li>EPA WFD Application. Available at: <a href="https://wfd.edenireland.ie/">https://wfd.edenireland.ie/</a></li> <li>EPA AA Geo Tool. Available at: <a href="https://gis.epa.ie/EPAMaps/AAGeoTool">https://gis.epa.ie/EPAMaps/AAGeoTool</a></li> </ul>	
2	Geological Survey Ireland (GSI) (Under Department of Environment, Climate & Communications)	<p>GSI recommends using the data sets, when conducting the EIAR, SEA, planning and scoping processes.</p> <p><b>Geoheritage</b></p> <ul style="list-style-type: none"> <li>GSI welcomes the mention and listing of the 21 no. County Geological Sites (CGSs) in Table 5.4 of the SEA.</li> <li>As a minimum, GSI would like the Local Authority to include a policy objective.</li> <li>Listing in the Plan provides protection of the sites against potentially damaging developments that normally require planning permission, such as building, quarrying, landfilling or forestry.</li> <li>National Heritage Plan - major strand of geological nature conservation.</li> <li>The majority of GH sites may differ from ecological sites. Consultation at the earliest stages can identify any issues relevant to an individual site or proposed development.</li> <li>It would also be necessary to include a policy objective to protect geological NHAs as they become designated.</li> </ul> <p><b>Culture and Tourism</b></p> <ul style="list-style-type: none"> <li>Geology has become a large part of Irish tourism - three UNESCO Global Geoparks, and a number of other geo-tourism projects.</li> <li>GSI would encourage FCC to use the geological audit information making it easily available to the general public.</li> </ul>	<p>Specific comments are noted and addressed.</p> <p>Guidelines &amp; resources are considered within the assessment.</p> <p>Where information is available these aspects have been considered and incorporated into the Plan and SEA Environmental Report as appropriate.</p>



No.	Stakeholder	Summary of Submission	Comment
		<ul style="list-style-type: none"> <li>Encourage geology to be a significant part of any tourism initiative.</li> </ul> <p><b>Groundwater</b></p> <ul style="list-style-type: none"> <li>GWClimate is a groundwater monitoring and modelling project – this data may be useful in relation to Flood Risk Assessment (FRA) and management plans.</li> <li>Maps and data are available on the Map viewer. Dataset beneficial to Section 5.5.9 of the SEA Scoping report.</li> </ul> <p><b>Geotechnical Database Resources and 3D Bedrock Geology Models</b></p> <ul style="list-style-type: none"> <li>National geotechnical database and viewer with site investigation data submitted voluntarily by industry.</li> <li>Encourage the use of this database as part of any baseline geological assessment (downloads from our Geotechnical Map Viewer).</li> <li>3D models can help stakeholders visualize, understand and characterise geology, offering a key element of geotechnical risk management by identifying areas requiring further site investigation.</li> </ul> <p><b>Geohazards</b></p> <ul style="list-style-type: none"> <li>GSI commends the inclusion of our ‘Landslide Events and Landslide Susceptibility’ database in the SEA Scoping report.</li> </ul> <p><b>Geothermal Energy</b></p> <ul style="list-style-type: none"> <li>GSI commends the inclusion of Figure 5.14: ‘GSI Geothermal Suitability Map for Fingal - Open Loop’ in the SEA Scoping report.</li> </ul> <p><b>Natural Resources (Minerals/Aggregates)</b></p> <ul style="list-style-type: none"> <li>GSI commends the recommendation to use our ‘Aggregate Potential Mapping, Bedrock mapping, Quaternary and Physiographic mapping, National Aquifer and Recharge mapping’ datasets when planning and assessing the environmental aspects of projects in the SEA Scoping report.</li> </ul> <p><b>Geochemistry of soils, surface waters and sediments</b></p>	



No.	Stakeholder	Summary of Submission	Comment
		<ul style="list-style-type: none"> <li>GSI provides baseline geochemistry data for Ireland as part of the Tellus programme. Tellus data for the urban geochemistry mapping (Dublin SURGE project) is available at <a href="https://www.gsi.ie/en-ie/data-and-maps/Pages/Geochemistry.aspx">https://www.gsi.ie/en-ie/data-and-maps/Pages/Geochemistry.aspx</a></li> </ul> <p><b>Geophysical data</b></p> <ul style="list-style-type: none"> <li>GSI produces high-resolution geophysical data (Magnetic field, electrical conductivity, natural gamma-ray radiation) of soils &amp; rocks as part of the Tellus programme.</li> <li>Geochemistry and Geophysical datasets would be of benefit in Section 5.4 'Land, Soils and Geology' and Section 5.9.11 'Minerals and Aggregates' of the SEA Scoping report.</li> </ul> <p><b>Marine and Coastal Unit</b></p> <ul style="list-style-type: none"> <li>GSI's extensive database of shipwrecks mapped by the INFOMAR programme, available at: <a href="https://www.infomar.ie/maps/story-maps/shipwrecks">https://www.infomar.ie/maps/story-maps/shipwrecks</a></li> <li>INFOMAR produces a wide variety of seabed mapping products, available at: <a href="https://www.infomar.ie/maps/downloadable-maps/maps">https://www.infomar.ie/maps/downloadable-maps/maps</a></li> <li>Story maps, available at: <a href="https://www.infomar.ie/maps/story-maps/exploring-dingle-bay-different-perspective">https://www.infomar.ie/maps/story-maps/exploring-dingle-bay-different-perspective</a></li> <li>GSI would recommend use of their Marine and Coastal Unit datasets available on website/Map Viewer.</li> <li>The Marine and Coastal Unit also participate in coastal change projects and are undertaking mapping in areas such as coastal vulnerability and coastal erosion.</li> </ul> <p><b>Coastal Vulnerability Index (CVI)</b></p> <ul style="list-style-type: none"> <li>GSI is undertaking a new coastal vulnerability mapping initiative. Currently the project is being carried out on the east coast and will be rolled out nationally.</li> <li>These index-based maps will offer a simple, easy visual representation of sensitive areas.</li> <li>The above datasets will be of benefit to Section 5.5.5 'Coastal Waters' in the draft SEA.</li> </ul> <p><b>Database Resources</b></p> <ul style="list-style-type: none"> <li>Geological Survey Ireland's Publicly Available Datasets Relevant to Planning, EIA and SEA processes.</li> </ul>	



No.	Stakeholder	Summary of Submission	Comment
3	Department of Housing, Local Government and Heritage (Development Applications Unit)	<p><b>Architectural Heritage</b></p> <p>DHLGH concurs with the list of cultural heritage issues extracted from the SEA Scoping report.</p> <ul style="list-style-type: none"> <li>Additional areas of assessment are noted along with the recommendation for the establishment of baseline data for cultural heritage within historic urban centres so that information is collated and progress monitored as the Development Plan is implemented.</li> <li>Baseline data for the levels of vacancy, dereliction should be determined – following the post Covid-19 lockdown and many businesses not reopening.</li> <li>The condition of protected structures and historic buildings identified as part of ACAs should be included in this survey.</li> <li>The loss of historic joinery – windows and shopfronts should be evaluated as their craftsmanship and contribution to a distinctive sense of place and a high quality environment should be understood.</li> <li>The number of historic buildings that have been demolished, poorly repaired or altered should also be considered in the context of the Local Authorities' RPS.</li> <li>Fingal is recognised as having a resource of rural and urban vernacular buildings which have become increasingly under threat from vacancy and development pressures.</li> <li>The use of the historic environment viewer is a valuable mapping resource.</li> <li>The introduction of the Strategic Housing Developments has had a major impact on the planning and development of cultural landscapes.</li> <li>The inclusion of the number of historical estates and landscapes that have been bought/planned under the development of Strategic Housing Developments should be determined.</li> <li>The recent sale of Howth Castle (which may be considered of National importance due to its Norman foundation) and the cessation of hundreds of years of residential use in this site is a case in point of a significant impact to the rich cultural heritage of the county.</li> <li>The connectivity of large housing schemes - car dependent - have a significant and detrimental impact on historic urban centres and their amenity due to the volume of traffic they generate.</li> </ul>	<p>Specific comments are noted and addressed.</p> <p>Where information is available these aspects have been considered and incorporated into the Plan and SEA Environmental Report as appropriate.</p>



No.	Stakeholder	Summary of Submission	Comment
		<ul style="list-style-type: none"> <li>▪ Amenity and long term use of the historic building may be rendered unviable/unattractive for residential uses due to loss of amenity noise and poor air quality arising from the encroachment of oversized development, major infrastructural projects or upgrades.</li> <li>▪ The Climate Action risk assessment should also inform areas of cultural heritage significance and surviving integrity that need to be sustained in all future spatial plans and policies with particular regard to the coastal towns and their historic infrastructure, ports, harbours, defences etc.</li> <li>▪ The Department would welcome consideration of the evaluation of the above in addition to those scheduled in Section 5.7.5 SEA Scoping report.</li> </ul> <p><b>Nature Conservation</b></p> <p>Observations on various sections of the SEA Scoping Report:</p> <ul style="list-style-type: none"> <li>▪ <u>Section 5.22 Overview of Biodiversity in Fingal</u>: It is noted that there is no reference to the ancient woodlands present in Fingal at Knockmaroon, Luttrellstown and St. Catherine's Park in the Liffey Valley and in Santry Demesne, the latter two areas included in Fingal County Council's park system. It is recommended that there should be references to the presence of these ancient woodland areas, and the occurrence in them of plant species indicative of old woodland, such as toothwort and yellow archangel (a Red Data Book species) and Hairy St. John's-wort, a protected species, in the corresponding section of the SEA Environmental Report supporting the draft Plan.</li> <li>▪ <u>Section 5.2.7 Natural Heritage Areas (NHAs) and Proposed Natural Heritage Areas (pNHAs)</u>: In Table 5.2 pNHAs in the Vicinity of the Plan Area, it should be noted that the Skerries Islands pNHA is actually within the Draft Plan Boundary rather than adjacent to the Draft Plan Area, as the Skerries Islands, being above the mean high tide water mark, are actually part of Fingal County.</li> <li>▪ <u>Section 5.2.9 UNESCO Biosphere Reserve</u>: In relation to the Biosphere Reserve encompassing Dublin Bay and its environs, it is noted that the term 'Biosphere' is used to this area throughout the text of this section except for in its title. However, the official UNESCO designation for the area is the Dublin Bay Biosphere Reserve, and the term 'Biosphere' in standard usage actually</li> </ul>	

No.	Stakeholder	Summary of Submission	Comment
		<p>refers to all the parts of the planet earth inhabited by biological organisms. It is therefore recommended that the term Biosphere Reserve should be used in all instances in County Council documentation when referring to the UNESCO designated area</p> <ul style="list-style-type: none"> <li>▪ <u>Section 5.2.14.4 Flora Protection Order</u>: Sites where plant species listed under the Flora (Protection) Order, 2015, Statutory Instrument S.I No. 356 of 2015, occur are protected under this order. In addition to the species mentioned in this section of the SEA Scoping Report, the following species listed under this order occur in Fingal: Borrer's saltmarsh-grass in the Mayne River Marsh, Baldoyle (in the ownership of the County Council), hairy St. John's-wort at Knockmaroon, Luttrellstown, St. Catherine's Park and Santry Demesne (the last two sites are County Council parks,) and meadow barley in the Mayne River Marsh and near the Baldoyle Estuary.</li> <li>▪ <u>Section 5.2.16 Existing Biodiversity Issues</u>: Biodiversity issues/pressures relevant to Fingal County are listed, but it is noted that not specifically mentioned are the potentially problematic effects of the greenways planned on areas designated, or areas proposed for designation, to conserve biodiversity. The potential effects in particular of the proposed Fingal Coastal Way on the Rogerstown Special Area of Conservation (SAC) and Rogerstown Special Protection Area (SPA), and the proposed Royal Canal Greenway on the Royal Canal pNHA was highlighted in the submission of the Department of Tourism, Culture, Arts, Gaeltacht, Sport and the Media in May of this year at the 'Issues Papers' stage of the Fingal CDP review process. These potential effects of greenways planned for the County on sites designated, or proposed for designation, for conservation should be given due consideration in the SEA Environmental Report. Also referred to in this 'Issues Papers' stage submission were the potential impacts on coastal European sites likely to result from increased recreational use, such as damage to vegetation from trampling and disturbance of birds and other fauna. Consideration of these potential impacts should also be undertaken in the SEA Environmental Report.</li> <li>▪ <u>Section 5.4.3.2 Forestry and Woodlands</u>: There is no mention of the presence of the ancient woodlands referred to already in relation to Section 5.22 above at Knockmaroon, Luttrellstown</li> </ul>	



No.	Stakeholder	Summary of Submission	Comment
		<p>and St. Catherine's Park in the Liffey Valley and Santry Demesne. It is recommended that these woodlands should be referred to in this section of the SEA ER.</p> <ul style="list-style-type: none"> <li>▪ <u>Section 5.9.4.1 Public Lighting:</u> There is mention that light pollution can have a negative impact on biodiversity by affecting the diurnal patterns of plants and animals. Artificial lighting can also prevent light sensitive bat species, which like all bat species area are afforded strict protection under the Habitats Directive (92/43/EEC), from utilising otherwise suitable locations for roosting or foraging. For instance the illumination of the surfaces of water bodies and riparian zones can deter their usage by Daubenton's bats, which characteristically feed over and along watercourses. The SEA ER should consider the potential impacts of light pollution on bats and other species of fauna occurring in Fingal and propose mitigation measures to avoid such impacts where feasible. It is understood that FCC intends, in the near future, to modify the lighting installed for a number of years along the stretch of the Royal Canal Greenway between Ashtown and Castleknock so that it will be movement activated during most of the nocturnal hours. This welcome initiative is to be undertaken to minimise the lighting's effects on bat species and especially on Daubenton's bat, and could usefully be pursued elsewhere in the County in similar riparian situations.</li> </ul>	
4	Meath County Council (MCC)	<p>MCC recognises the importance of collaboration with adjoining Local Authorities in environmental matters.</p> <ul style="list-style-type: none"> <li>▪ The review of the current Meath CDP is nearing completion. Fingal County Council, will be notified when the Plan is adopted.</li> </ul> <p>MCC suggests that the following should be considered:</p> <ul style="list-style-type: none"> <li>▪ Impacts on designated sites of mutual interest including the Natura 2000 network as sites including the River Boyne/Blackwater SAC and SPA are within 15km of the Draft Plan area.</li> <li>▪ The requirements of the Water Framework Directive and River Basin Management Objectives.</li> <li>▪ The Meath CDP 2013-2019 and the Draft Meath CDP 2021-2027 contain a Landscape Character Assessment. It is requested that this document be considered and referenced.</li> </ul>	<p>Specific comments are noted and addressed.</p> <p>Where information is available these aspects have been considered and incorporated into the Plan and SEA Environmental Report as appropriate.</p>

No.	Stakeholder	Summary of Submission	Comment
		<ul style="list-style-type: none"> <li>▪ The Meath CDP 2013-2019 and the Draft Meath CDP 2021-2027 contain a list of Protected Views and Prospects. It is requested that this document be considered and referenced.</li> <li>▪ The Meath CDP 2013-2019 and the Draft CDP 2021-2027 contain a record of protected structures. It is requested that this document be considered and referenced.</li> <li>▪ Potential impacts the delivery of a number of significant transport projects including: <ul style="list-style-type: none"> <li>○ N2 Rath to Kilmoon road project;</li> <li>○ Increased capacity on the M3;</li> <li>○ Road link between the M3 (junction 4 Clonee/R157 Dunboyne -Maynooth Road and the M4 (at Lucan/Leixlip).</li> <li>○ Upgrading of R125 Ashbourne to Swords.</li> </ul> </li> <li>▪ The implementation of the NTA Cycle Network Plan for the Greater Dublin Area.</li> <li>▪ The Dart+ west project and other public transport projects should form part of the assessment.</li> <li>▪ The consultation distances for a number of SEVESO sites in Fingal extend into County Meath, this should also be considered in the context of the preparation of the Environmental Report.</li> <li>▪ The settlements of Ashbourne including the Ballymadun employment area and Dunboyne-Clonee adjoin Fingal, the proximity of these areas should form part of the considerations during this part of the Plan review process.</li> </ul> <p>In conclusion, MCC wishes to express its thanks for the opportunity to input into the SEA process and requests that the above comments are taken into account in the preparation of the SEA Environmental Report.</p>	
5	<b>Waste Policy &amp; Resource Efficiency</b> <b>(Department of the Environment, Climate and Communications)</b>	<p>Please see below reply on behalf of the Waste Policy &amp; Resource Efficiency Division:</p> <ul style="list-style-type: none"> <li>▪ In respect of waste and landfills in the within documentation, we would be obliged if the local authority would consult directly with their respective Regional Waste Management Planning.</li> </ul>	Comment is noted.





### 3.5 SEA Environmental Report (Stage 3)

Stage 3 of the SEA process provides for the main assessment and written output: the SEA Environmental Report. Submissions received from Stage 2 SEA Scoping and from pre-draft Plan consultation were considered in the making of the Plan and in the environmental assessment process.

This SEA Environmental Report predicts and evaluates the likely significant effects of the Plan and its alternatives. This Environmental Report provides Fingal County Council, stakeholders and the public with a clear understanding of the likely environmental consequences of implementing the Plan.

Stage 3 was undertaken in a number of phases, as set out in Table 3.4.

**Table 3.4: SEA Assessment Stage**

Assessment Stage	Description
<b>Consultation &amp; Baseline</b>	Information gathered during the SEA Scoping Stage was collated and expanded upon. This included a review of the findings of the consultation submissions received during the Scoping stage.
<b>Policies, Plans &amp; Programmes Review</b>	A review of relevant national and regional policies, plans and programmes was undertaken both to identify the key environmental issues, to ensure that the objectives set out in the Plan meet the requirements of all relevant plans and policies.
<b>Strategic Environmental Objectives (SEOs)</b>	The environmental objectives outlined in the Scoping Report were finalised.
<b>Strategic Environmental Assessment</b>	Using the environmental objectives, the assessment of the potential significant effects associated with the Plan (objectives, projects and alternatives to the Plan) was undertaken.
<b>Mitigation Measures</b>	Based on this assessment, and the potential environmental impacts, mitigation and recommendations have been proposed.
<b>Monitoring</b>	The final step is the development of the SEA monitoring framework.

### **3.5.1 Consultation on the making of the Plan and SEA Environmental Report**

In line with SEA Regulations, the Draft Plan, together with the SEA Environmental Report, Natura Impact Report (NIR) and SFRA were placed on public display between the 24 February 2022 and the 12 May 2022 and 1937 submissions and observations were received.

Submissions made on the Draft Plan and associated documents, including the SEA, AA and SFRA documents, were reviewed, and a Chief Executive's Report (July 2022) on the submissions and observations was issued to the Elected Members for review. Following review of the CE's Report with the Elected Members, amendments, including material amendments, were agreed and these were placed on a further period of public display. Further submissions and observations in relation to the proposed amendments received during the public display period were compiled in the CE's Report and submitted this to the Elected Members on 15 January 2023.

Following this, Special Council Meetings were held in February 2023, and the Elected Members adopted the Fingal Development Plan 2023-2029 on 22 February 2023.

In accordance with the provisions of the Planning and Development Act 2000 (as amended) the adopted Development Plan comes into effect on 5 April 2023. The new Plan, together with its SEA Environmental Report, SEA Non-technical Summary, SEA Statement, AA Natura Impact Report and Strategic Flood Risk Assessment, is effective for a six year period.

## **3.6 SEA Statement (Stage 4)**

The SEA Statement has been prepared and published alongside the Fingal Development Plan 2023-2029, (together with an updated SEA Environmental Report, and SEA NTS, NIR and SFRA).

The SEA Statement includes how the SEA Environmental Report and consultations have been taken into account, summarising the key issues raised during the consultation process and in the Environmental Report indicating what / if action was taken.

The SEA Statement also includes the measures decided upon to monitor the significant environmental effects of implementing of the Plan.

### 3.7 Appropriate Assessment (AA)

In addition to compliance with the SEA Directive, the preparation and implementation of the Plan must meet the provisions of Article 6(3) of the EU Habitats Directive (92/43/EEC) for the requirement for AA.

Therefore the Draft Plan was subject to screening for Appropriate Assessment (AA) during its preparation. It was determined at screening stage that due to the types of development that could arise as a result of implementing the Plan, significant effects could not be ruled out and therefore the Plan would need further assessment during its preparation. At the time of screening the Plan for AA, the detail of development objectives and settlement plans were not known so the screening was undertaken in a precautionary and strategic manner.

Therefore the Plan has been subject to “Stage 2 AA” as required by Article 6(3) of the Habitats Directive (92/43/EEC) and a Natura Impact Report (NIR) has been prepared to accompany the Plan. The preparation of the Plan, SEA and AA has taken place concurrently and the findings of the AA has informed both the Plan and the SEA.

#### 3.7.1 Integrated Biodiversity Impact Assessment

Elements of the Integrated Biodiversity Impact Assessment (IBIA) as detailed in the EPA’s Practitioner’s Manual<sup>10</sup> have been aligned with in undertaking SEA for the Plan. These include:

- **Scoping** - biodiversity relevant issues were identified for consideration at scoping stage.
- **Baseline** - biodiversity data sources were identified and datasets collated / gathered. The biodiversity baseline addresses designated sites and other habitats and species of ecological value. AA information has been incorporated into the SEA baseline.
- **Alternatives** - impacts upon biodiversity are considered under each of the alternatives.
- **Impact assessment** - the effects on biodiversity are identified and assessed and the AA gives consideration to the interrelationship between biodiversity and potential effects on European Sites.
- **Mitigation and monitoring** - taking into account all measures contained within the Plan, all the proposed mitigation measures deriving from the various processes were generally consistent and compatible. Indicators and associated targets have been included in the SEA for monitoring European sites.

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<sup>10</sup> EPA (2013a).

- **Reporting** - the Environmental Report addresses biodiversity related considerations relevant for this county level assessment. This report has been informed by the findings and conclusion of the AA.
- **Consultation and Communication** - submissions received during the Scoping stages have been taken on board. At various stages in its preparation, the Plan, SEA Environmental Report and NIR were placed on display as part of the consultation and communication process and observations or submissions were considered and informed the finalisation of the plan-making, SEA and AA processes.

### 3.8 Strategic Flood Risk Assessment (SFRA)

The Plan is subject to a Strategic Flood Risk Assessment (SFRA) in accordance with the requirements of The Planning System and Flood Risk Assessment Guidelines for Planning Authorities<sup>11</sup>. The Planning Guidelines outline an integrated process for SEA and plan-making.

Chapter 3 of the Guidelines outlines the importance of the relationship between Flooding and SEA and that the SEA process provides a good practice framework for scoping and considering a range of planning and environmental issues, including flooding in the plan-making process. When SEA is required, flood risk assessment should be undertaken as early as possible in the process so that the SEA is fully informed of the flood risks and impacts of the proposed zoning or development.

A SFRA has been undertaken in tandem with the drafting of the Plan and the environmental assessment. The SFRA addresses the issues of assessment and management of flood risk and surface water in the Plan area and assists FCC in making an informed strategic land-use planning decisions.

Land use zonings and provisions in the Plan have taken into account the findings of the SFRA. The SFRA included undertaking Justification Tests, informing land use zoning and recommendations regarding requirements for further site-specific SFRA for development proposals at project level.

### 3.9 SEA Guidance

The SEA Environmental Report reflects the requirements of Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) and the national implementing legislation, S.I. No. 436 of 2004, as amended by Regulations S.I. No. 201 of 2011, and the PDR 2001, as amended.

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<sup>11</sup> DEHLG (2009).

The preparation of the Environmental Report has had regard to the following principal sources of guidance, which has been informed through the SEA Scoping process:

- DHLGH (2022) Strategic Environmental Assessment: Guidelines for Regional Assemblies and Planning Authorities.
- DECC (2023). Climate Action Plan 2023.
- DECLG (2013a). Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA).
- DECLG (2013b). Circular Letter PL 9/2013: Article 8 (Decision Making) of EU Directives 2001/42/EC on Strategic Environmental Assessment (SEA) as amended.
- DEHLG (2004). Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment.
- DEHLG (2008). Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans.
- DEHLG (2009). Guidelines for Planning Authorities. The Planning System and Flood Risk Management.
- EC (2000). Managing Natura 2000 Sites - The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC.
- EC (2001). Directive 2001/42/EC on the assessment of Certain Plans and Programmes on the Environment.
- EC (2002). Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC.
- EC (2004). Guidance on Implementation of Directive 2001/42/EC.
- EC (2013). Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment.
- EPA (2008). SEA Process Checklist.
- EPA (2012). Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual. Strive Report Series No. 106.
- EPA (2015a). SEA Resource Manual for Local and Regional Planning Authorities.
- EPA (2015b). Developing and Assessing Alternatives in Strategic Environmental Assessment - Good Practice Guidance.

- EPA (2019a). Good Practice Note on Strategic Environmental Assessment on the Waste Sector.
- EPA (2019b). Integrating Climatic Factors into the Strategic Environmental Assessment Process in Ireland - A Guidance Note.
- EPA (2020a). Ireland's Environment - An Integrated Assessment 2020.
- EPA (2020b). Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring.
- EPA (2020c). Good practice guidance on Cumulative Effects Assessment in SEA.
- EPA (2020d). Second Review of SEA Effectiveness in Ireland.
- EPA (2021a). **Environmental Mapping** / Geographical Information System (GIS) tools at: <http://gis.epa.ie/SeeMaps>
- EPA (2021b). EPA **Water Quality** Reports: <http://www.epa.ie/pubs/reports/water/waterqua/>
- EPA (2021c). EPA **Air Quality** Reports at: <http://www.epa.ie/pubs/reports/air/quality/>
- EPA (2022a). EPA **Spatial Information** Sources at: <http://www.epa.ie/pubs/advice/ea/>
- EPA (2022b). EPA **SEA WebGIS Tool** at: <https://gis.epa.ie/EPAMaps/SEA>
- EPA (2022c). EPA **WFD Application** at: [www.catchments.ie](http://www.catchments.ie)
- EPA (2022d). EPA **AA GeoTool** at: <https://gis.epa.ie/EPAMaps/AAGeoTool>
- EPA (2022e). Ireland's Greenhouse Gas Emissions Projections for 2021-2040.
- GEOHIVE Environmental Sensitivity Mapping (2022f). Available at: <https://airomaps.geohive.ie/ESM/>
- EPA (2022g). SEA Pack. Updated 2022.
- EPA (2022h). SEA of Local Authority Land Use Plans - Recommendations and Resources. Updated 2021.
- NPWS (2009). Appropriate Assessment of Plans and Projects in Ireland.
- Planning and Development Regulations 2001, as amended.
- S.I. No. 201 of 2011 - Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011.
- S.I. No. 436 of 2004 - Planning and Development (Strategic Environmental Assessment) Regulations 2004.

## **4 Review of Relevant Policies, Plans & Programmes**

### **4.1 Planning Context**

The Fingal Development Plan 2023-2029 ('The Plan') has been prepared in accordance with the Planning and Development Act, 2000 (as amended) which sets out the statutory requirements and content of a development plan. In accordance with the Planning and Development Act, the Plan is strategic in nature for the purposes of developing objectives to deliver an overall strategy for the proper planning and sustainable development of the county and has taken account of the statutory obligations of the Council and the relevant policies or objectives of the Government or Ministers of the Government.

### **4.2 Planning Hierarchy**

The Plan is framed within a hierarchy of strategic action including plans and programmes and therefore is subject to higher level planning and environmental policies and objectives. This hierarchy of plans, programmes, policies, etc. sets the legislative and policy framework by which the Plan must be formulated.

In this instance, the Plan must comply with the requirements of the EU and National Planning and Development-related legislation, as well as higher level plans including Project Ireland 2040: National Planning Framework (NPF); the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region and National Plans (refer to Tables 4.1 to 4.3). The objectives of the NPF is applied on a regional basis through statutory Regional Spatial and Economic Strategies (RSES). The RSES must accord with the NPF and in turn, local authority development plans which address further detailed local matters, must be in accordance with the RSES.

The Plan must also comply with wide range of theme related plans and programmes such as the River Basin Management Plans, Regional Waste Management Plans, Climate Action Plan, etc. (refer to Table 4.3).

Being a county-level plan, the Plan sets the framework for lower-level plans, such as local area plans and other county and lower level plans and programmes (refer to Table 4.4).

Both the NPF and RSES, as well as the majority of other and lower level plans have also been subject to the Strategic Environmental Assessment (SEA) process.

### 4.3 Interaction with Other Relevant Plans and Programmes

There is a legislative framework for the protection of the environment and our natural resources. Where relevant these are referenced in the plan-making process for the Plan and the Plan includes relevant objectives for integration with key aims and requirements.

Table 4.1 and Table 4.2 provides a list of the principal legislative and principal EU frameworks.

**Table 4.1: Legislative Framework**

Legislative Framework	
EU Level	
Strategic Environmental Assessment (SEA) Directive (2001/42/EEC)	EU Landfill Directive (1999/31/EC)
Environmental Impact Assessment Directive (2011/92/EU) as amended by (2014/52/EU)	Waste Framework Directive (2008/98/EC) as amended by Directive (EU) 2018/851
Habitats Directive (92/43/EEC)	Environmental Noise Directive (2002/49/EC)
Birds Directive (2009/147/EC) on the Conservation of Wild Birds, 1979	Environmental Liability Directive (2004/35/EC)
Water Framework Directive (WFD) (2000/60/EC)	Air Quality Fourth Daughter Directive (2004/107/EC)
Flood Directive (2007/60/EC)	Air Quality Clean Air For Europe (CAFÉ) Directive (2008/50/EC)
Marine Strategy Framework Directive (2008/56/EC)	Directive 2009/28/EC (on the promotion of the use of energy from renewable sources)
Groundwater Directive (2006/118/EC)	Renewable Energy Directive 2018/2001/EU
Drinking Water Directive (98/83/EC)	Energy Performance of Buildings Directives 2010/31/EU and 2018/844
Urban Wastewater Directive (91/271/EEC)	Energy Efficiency Directive (2012/27/EU)
Nitrates Directive (91/676/EC)	Sewage Sludge Directive (86/278/EEC)
Seveso III Directive (2012/18/EU)	
National Level	
Planning and Development Acts 2000, as amended	The National Monuments Act 1930-2004
Planning and Development Regulations 2001, as amended	Climate Action and Low Carbon Development (Amendment) Act 2021
European Communities (Birds and Natural Habitats Regulations) 2011 (S.I. No. 477 of 2011), as amended	Wildlife Act 1976, as amended



Legislative Framework	
Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004) as amended by S.I. 201 of 2011	Roads Act 1993, as amended
The Water Services Act 2007 as amended	Waste Management Act 1996 as amended
Aircraft Noise (Dublin Airport) Regulation Act 2019	Local Government (Water Pollution) Act, 1977 (as amended)
Inland Fisheries Act, 2010 (as amended)	Environmental Protection Agency Act, 1992 (as amended)
Air Pollution Act 1987 (as amended)	Protection of the Environment Act, 2003 (as amended)
General Scheme of the Marine Protected Areas Bill 2022	

**Table 4.2: EU Frameworks**

EU Frameworks	
Renewable Energies in the 21st Century: Building a More Sustainable Future	A New Circular Economy Action Plan for a Cleaner More Competitive Europe (2020)
EU 2030 Climate and Energy Package	European Landscape Convention 2000
EU Energy Road Map 2050	EU Biodiversity Strategy 2030

Tables 4.3 and 4.4 provide a working list of some of the principal plans, programmes and guidelines influencing the formulation of the Plan policy, either directly or through European, National and/or county level.

**Table 4.3: Relevant National & Regional Plans, Programmes and Guidelines**

National & Regional Plans, Programme & Guidelines	
Project 2040: National Planning Framework (NPF)	Housing First National Implementation Plan 2022-2026
Project 2040: National Development Plan 2021-2030	National Vacant Housing Reuse Strategy 2018-2021
Regional Spatial and Economic Strategy (RSES) for the Eastern and Midlands Region (EMR)	Draft Bioenergy Plan (2014)
Metropolitan Area Strategic Plan for Dublin (MASP) (June 2019)	Offshore Renewable Energy Development Plan (2018)

National & Regional Plans, Programme & Guidelines	
Ireland's Environment - An Assessment (2020)	Draft Revised Wind Energy Development Guidelines (2019)
National Mitigation Plan 2017	Draft Statutory Climate Change Adaptation Plan for the Transport Sector (2019)
Local Area Plans - Guidelines for Planning Authorities (2013)	National Air Pollution Control Programme (NAPCP) (2019)
Our Sustainable Future - A Framework for Sustainable Development for Ireland (2012) and Progress Report 2015	Draft National Clean Air Strategy
National Adaptation Framework (2018)	Traffic and Transport Assessment Guidelines (2014)
Delivering Homes, Sustaining Communities. Statement on Housing Policy (2007)	Grid Development Strategy - Your Grid, Your Tomorrow. Eirgrid
Rebuilding Ireland - Action Plan for Housing and Homelessness - (2016)	Tomorrow's Energy Scenarios 2017: Planning our Energy Future
National Biodiversity Action Plan 2017-2021	Building on Recovery: Infrastructure and Capital Investment (2016-2021)
Management Plans for Natura 2000 sites	National Policy Framework for Alternative Fuel Infrastructure in Transport in Ireland (2017-2030)
All-Ireland Pollinator Plan 2021-2025	Integrated Implementation Plan (2019-2024) (Transport)
River Basin Management Plan for Ireland 2018-2021	NTA Transport Strategy for Greater Dublin Area 2022-2042
Third Cycle Draft River Basin Management Plan 2022-2027	Smarter Travel – A Sustainable Transport Future – Transport Policy for Ireland 2009-2020
National CFRAMS Programme (2011)	The Greenway Strategy - Strategy for the Future Development of National and Regional Greenways (2018)
The Planning System and Flood Risk Management for Planning Authorities (2009)	Architectural Heritage Protection Guidelines for Planning Authorities (2011)
Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study (2011-2016)	Heritage Ireland 2030
Water Services Strategic Plan. A Plan for the Future of Water Services (2015) (Irish Water)	Built & Archaeological Heritage Climate Change Sectoral Adaptation on Plan (2019)
Irish Water Services Policy Statement 2018-2025	Realising Our Rural Potential - Action Plan for Rural Development (2018)

National & Regional Plans, Programme & Guidelines	
Irish Water National Water Resources Plan Framework Plan (2021)	Rural Development Programme (2014-2020)
National Marine Planning Framework	Our Rural Future: Rural Development Policy 2021-2025
National Marine Research & Innovation Strategy 2017-2021	National Landscape Strategy 2015-2025
National Policy Position on Climate Action and Low Carbon Development (2014)	Eastern Midlands Region Waste Management Plan 2015-2021
National Climate Action Plan 2021	National Hazardous Waste Management Plan (2021-2027)
National Energy Efficiency Action Plan for Ireland #4 (2017-2020)	A Waste Action Plan for a Circular Economy - National Waste Policy for 2020-2025
Ireland's National Renewable Energy Action Plan (2018)	Tourism Action Plan 2019-2021
National Energy and Climate Plan 2021-2030	Tourism Recovery Plan 2020-2023
National Renewable Electricity Policy and Development Framework (2016)	Food Harvest 2020 / FoodWise 2025
Ireland's Transition to a Low Carbon Energy Future 2015-2035	National Broadband Plan (2019) and National Digital Strategy (2018)
White Paper On Energy: Ireland's Transition to a Low Carbon Energy Future 2015-2030	Ready, Steady, Play: National Play Strategy Guidelines (2019)
Construction 2020: A Strategy for a Renewed Construction Sector	Healthy Ireland: A Framework for Improved Health and Wellbeing 2019-2025
Housing for All - a New Housing Plan for Ireland (2021)	National Physical Activity Plan 2016
Sport Ireland Participation Plan 2021-2024	National Marine Planning Framework 2021
Whole-of-Government Circular Economy Strategy", 2021	Harnessing Digital – the Digital Ireland Framework
Section 28 Guidelines	
Housing Supply Target Methodology for Development Planning, (2020)	Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities (2022) – (Apartment Guidelines)
DHPLG Design Manual for Urban Roads and Streets (2019)	Urban Development and Building Heights: Guidelines for Planning Authorities (2018) – (Building Height Guidelines)

National & Regional Plans, Programme & Guidelines	
Guidelines for Local Authorities and An Bord Pleanála on Carrying Out Environmental Impact Assessments (2018)	Part V of the Planning and Development Act 2000 – Guidelines (2017)
Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change (2017)	Local Area Plans: Guidelines for Planning Authorities (2013)
Development Contributions: Guidelines for Planning Authorities (2013)	Spatial Planning and National Roads: Guidelines for Local Authorities (2013)
Retail Planning: Guidelines for Planning Authorities (2012)	Architectural Heritage Protection: Guidelines for Planning Authorities (2011)
Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (2009)	The Planning System and Flood Risk Management: Guidelines for Planning Authorities (2009)
Sustainable Residential Development in Urban Areas (Cities, Town and Villages): Guidelines for Planning Authorities (and the accompanying Urban Design Manual: a best practice guide) (2009)	The Provision of Schools and the Planning System: A Code of Practice (2008)
Development Management: Guidelines for Planning Authorities (2007)	Development Plans: Guidelines for Planning Authorities (2007)
Wind Energy Development: Guidelines for Planning Authorities (2006)	Sustainable Rural Housing: Guidelines for Planning Authorities (2005)
Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities (2004)	Quarries and Ancillary Activities: Guidelines for Planning Authorities (2004)
Childcare Facilities: Guidelines for Planning Authorities (2001)	Telecommunications Antennae Support Structures: Guidelines for Planning Authorities (1996)
Tree Preservation Guidelines (1994)	

**Table 4.4: Relevant Local Plans and Programmes**

Local Plans and Programmes	
FCC Corporate Plan 2019-2024	Noise Action Plan for Dublin Airport 2019-2023
FCC Local Economic Community Plan 2016-2020	FCC Culture and Creativity Strategy 2023-2027
FCC Three Year Capital Programme 2021-2023	FCC Age Friendly Strategy 2018-2023

Local Plans and Programmes	
FCC Climate Change Action Plan 2019-2024	FCC Migrant Integration and Social Cohesion Strategy 2019-2024
FCC Biodiversity Plan 2010-2015	FCC Traveller Accommodation Programme (TAP) 2019-2024
FCC Heritage Plan 2018-2023	FCC Healthy Fingal Strategic Plan 2021-2025
FCC Forest of Fingal - A Tree Strategy for Fingal (Draft)	FCC Sports Office Vision Statement 2019-2021
The Geological Heritage of County Fingal 2007	FCC Tourism Statement of Strategy and Work Programme 2017-2022
FCC Strategic Plan for Housing People with Disability 2016-2021	FCC Fingal Libraries Development Plan 2018-2023
FCC Social Inclusion Community & Activation Programme	FCC Arts Plan 2019-2025
Dublin Agglomeration Environmental Noise Action Plan 2018-2023 (FCC - Volume 3)	FCC Digital Strategy 2020-2023
Noise Action Plan for Fingal County 2019-2023	FCC Litter Management Plan 2019-2021
FCC Draft Biodiversity Action Plan 2022-2030	Geological Heritage Guidelines for the Extractive Industry 2008

## 5 Environmental Baseline and Issues

### 5.1 Introduction

Baseline data assists in assessing the current state of the environment, facilitating the identification, evaluation and subsequent monitoring of the effects of the Plan. Thus, this information creates a platform whereby existing issues relevant to the Fingal Development Plan area can be quantified, where possible, or qualified thereby ensuring that the implementation of Fingal Development Plan does not exacerbate identifiable problems.

Baseline data will be collected for the various environmental receptors described in the SEA Directive i.e. **biodiversity, fauna, flora, population, human health, soil, water, air, climate factors, material assets, cultural heritage** including **architectural** and **archaeological heritage**, and **landscape** and the **interrelationship between the above factors**. An overview of the various receptors and the issues of concern raised at the initial public consultation phase of the Plan's preparation were considered and influenced the preparation of the SEA Scoping Report.

An *Issues Paper* prepared by Fingal County Council (FCC), outlines the relevant items for discussion prior to the formulation of the Plan, and also informs the issues to be considered in the Development Plan. This document was made available to the public during the initial consultation phase of the Plan's preparation. All submissions received were reviewed. Submissions made during the SEA Scoping stage have been considered and where appropriate have influenced the scope of the assessment undertaken, the findings of which will be included in the SEA Environmental report and SEA Statement.

The SEA Directive requires that information is provided on 'any existing environmental problems which are relevant to the Plan or programme'. Information is therefore provided on existing environmental problems which are relevant to the Plan, thus helping to ensure that the Plan does not exacerbate any existing environmental problems in the study area.

The environmental aspects are described in line with the legislative requirements, under the following headings:

- Biodiversity (including Flora & Fauna);
- Population and Human Health;
- Land, Soils and Geology;

- Water Quality;
- Air, Noise and Climate;
- Cultural Heritage;
- Landscape;
- Material Assets;
- Interaction of the foregoing; and
- Cumulative Impacts.

### 5.1.1 Likely Evolution of the Environment in the Absence of a New Development Plan

In the absence of a new Plan it is unclear how permission for new development would be applied for and considered within the county. To date the current Plan (2017-2023) has contributed towards environmental protection and sustainable development within the Fingal administrative area.

If the Plan expires and is not to be replaced, this would potentially result in a deterioration of the county's planning and environmental protection framework. Although higher level environmental protection objectives (including the various EU Directives and transposing Irish Regulations) would still apply, the deterioration of this framework would mean that new development would be less coordinated and controlled. Such development could result in an increase in the occurrence of negative / adverse effects on all environmental components, especially those arising cumulatively. Cumulative effects occur as a result of the addition of many small impacts to create one larger, more significant impact.

Potentially negative / adverse effects from both the construction and operation of development and their associated infrastructure include:

- Loss of / damage / fragmentation to **biodiversity** in designated sites (i.e. European sites) and Annexed habitats and species, listed specs, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna, due to the development of lands.
- Loss of / damage / fragmentation to existing **green infrastructure** and associated ecosystem services, ecological connectivity and non-designated habitats.
- Loss of / damage / fragmentation to **biodiversity** and **flora and fauna** that help contribute to protecting natural capital and the environmental vectors of air, water and soil.
- Habitat disturbance (due to noise, lighting etc.) and displacement of **protected species**.

- Negative / adverse impacts to **human health** as a result of damage or loss to natural capital and environmental vectors including air and water.
- Loss / damage / degradation or loss of the **hydrogeological** and ecological function of soil resources.
- Negative / adverse impacts upon the status of **waterbodies** (including **groundwater, surface water, lakes** and **coastal waters**) arising from changes in quality, flow and / or morphology.
- Not adequately treating surface water run-off that is discharged to **waterbodies** and not providing appropriate wastewater treatment.
- Increases in the risk and extent of **flooding**.
- Failure to comply with **drinking water** regulations and serve new development with adequate drinking water (water services infrastructure and capacity is needed to ensure the mitigation of potential conflicts).
- Potential negative / adverse interactions between **waste, soil, water, biodiversity** and **human health**.
- Failure to reduce **carbon emissions** in line with, national and European environmental objectives.
- Potential effects on protected and unknown **archaeology** and protected **architecture** arising from the construction and operation of development.
- Negative / adverse visual impacts and / or conflicts with the appropriate protection of designations relating to the **landscape**.
- **Waste** levels would increase.

### 5.1.2 Ireland's Environment - An Integrated Assessment 2020

The seventh State of the Environment Report published by the EPA (2020) indicates that the overall quality of Ireland's environment is not what it should be, and the outlook is not optimistic unless we accelerate the implementation of solutions. The environmental challenges that Ireland cut across different environmental topics, such as climate, air, soil, water, biodiversity and waste, and across organisations and sectors, business and all levels of society.

Unspoilt areas are being squeezed out and Ireland is losing pristine waters and the habitats that provide vital spaces for biodiversity. Climate change is impacting the established economic, social and natural structures of our world.



The COVID-19 pandemic has had a huge impact on Ireland's economy, however, the degree to which this impact will impede national environmental policy ambitions, including the transition to a climate-neutral economy, will be seen in the future. The key environmental challenges or messages identified by the report are:

<b>SOE<sup>12</sup> 1: Environmental Policy Position</b>	A national policy position for Ireland's environment. There are many interlinkages and dependencies between environmental policies and legislation.
<b>SOE 2: Full Implementation</b>	Full implementation of, and compliance with, existing environmental directives and legislation is a must to protect the environment. A review of environmental governance is needed to develop structures to achieve full implementation.
<b>SOE 3: Health and Wellbeing</b>	Managing the environmental and radiological risks to health from chemicals and other pollutants is still a major part of environmental protection. Green and blue spaces as well as quiet areas also need to be protected as they provide social spaces for communities and enable a connection to nature, with evidence showing that spending time in such spaces is good for health.
<b>SOE 4: Climate</b>	Systemic change is required for Ireland to become the climate-neutral and climate resilient society and economy that it aspires to be. More Urgency is needed to deliver actions on climate mitigation and adaptation and to ensure that Ireland meets its international obligations to reduce greenhouse gas (GHG) emissions.
<b>SOE 5: Air Quality</b>	Adoption of measures to meet the World Health Organization air quality guideline values should be the target to aim for in the Clean Air Strategy.
<b>SOE 6: Nature</b>	Nature and wild places are at risk in Ireland and need to be better safeguarded, both locally and in protected areas. The next Biodiversity Action Plan needs to be more ambitious and identify the pathway to transformative change for nature protection in Ireland.
<b>SOE 7: Water Quality</b>	The water quality in Ireland's rivers, lakes and estuaries needs to be better protected through evidence-based measures, integrated water catchment-based projects and initiatives and by reducing the amount of nutrients ending up in water courses.
<b>SOE 8: Marine</b>	As an island nation with an extensive marine area, Ireland needs to ensure that robust governance and legal frameworks are in place to protect the marine environment.

<sup>12</sup> State of Environment (SOE)

<b>SOE 9: Clean Energy</b>	The emissions from the combustion of mainly imported fossil fuels are damaging for our health and our environment and drive climate change. The transition from reliance on fossil energy to a clean energy future for heating, electricity and transport is essential for the protection of human health, the climate and the environment and has multiple benefits for sustainable development and energy security.
<b>SOE 10: Environmentally sustainable Agriculture</b>	A more holistic farm management and water catchment-level management approach, encompassing all environmental pressures, will be fundamental to progress towards a more environmentally sustainable and carbon-neutral food production system.
<b>SOE 11: Water Services</b>	Action is needed nationally to address the underlying causes for the delays in delivering improvements in drinking water and urban wastewater infrastructure. Addressing the legacy of under-investment and fixing the shortcomings highlighted in successive EPA reports on drinking water and urban wastewater need to be prioritised. The resilience of water-related infrastructure must also improve to guard against the impacts of weather events and climate extremes on water services and the water environment.
<b>SOE 12: Circular Economy</b>	Changing our behaviours on resource consumption, waste management and recycling are actions that everybody, from business to individuals, can take to protect the environment.
<b>SOE 13: Land Use</b>	The development of an integrated national approach to land mapping could support better decision-making on land use and management practices. It could contribute significantly to mapping land use change and managing competing pressures on the environment, such as agriculture, urbanisation, tourism and recreation, energy projects, carbon sinks, ecosystem services and space for nature.

5.1.3 UN Sustainable Development Goals

The Fingal Development Plan 2023-2029 will contribute towards the 2030 Agenda for Sustainable Development and the Sustainable Development Goals (SDGs). The 17 no. SDGs were adopted by all UN Member States in 2015, as part of the 2030 Agenda, which set out a 15-year plan to achieve the Goals. Implementation of the Fingal Development Plan will contribute to a number of these Sustainable Development Goals, such as:

<b>Goal 3</b>	Good health and wellbeing.
<b>Goal 6</b>	Clean water and sanitation.

<b>Goal 7</b>	Affordable and clean energy.
<b>Goal 8</b>	Decent work and economic growth.
<b>Goal 11</b>	Sustainable cities and communities.
<b>Goal 13</b>	Climate action.
<b>Goal 15</b>	Life on land.

## 5.2 Biodiversity

### 5.2.1 Introduction

Biodiversity plays a significant role in the provision of clean air, water, healthy soils and food as well as visually contributing to a plan area with its natural beauty and heritage. Ireland has a rich diversity of ecosystems and wildlife in its terrestrial, freshwater and marine environments. However, over the last few decades, human impacts on biodiversity have accelerated and resulted in increased damage and loss of habitats and species, the diversification of wildlife and the degradation of our environment<sup>13</sup>. On a global scale, biodiversity loss has been identified as one of the biggest threats facing humanity in the next decade.

Biodiversity is vulnerable to climate change as it accelerates the destruction of the natural world through droughts, flooding and wildfires, while the loss and unsustainable use of nature are in turn key drivers of climate change. However biodiversity and nature are also vital in the fight against climate change.

### 5.2.2 Overview of Biodiversity in Fingal

Fingal County lies to the north of Dublin City and has an administrative footprint of 452 sq.km. Fingal has a rich biodiversity resource with its coast, countryside, and urban centres. Fingal stretches from the River Liffey and the Dublin City boundary in the south to the Meath boundary north of Balbriggan, and eastwards from the coast to the Meath and Kildare boundaries in the west. The county has a diverse character including both urban and rural areas, the coast, river valleys and upland areas.

Fingal hosts a wealth of wildlife including a range of threatened habitats and species which are protected by law. Some of the most important sites for wildlife can be found along the **coast**.

<sup>13</sup> DCHG (2017).

Baldoyle, Malahide and Rogerstown **estuaries** and the **islands**<sup>14</sup> off the Fingal coast host a range of important habitats and species as well as being home to thousands of breeding and migratory birds. The sheltered waters of the estuaries provide nursery areas for many fish species that live out in the sea such as Herring, Seabass, Cod and Pollack.

The extensive **sand dune** systems at Rush, Portrane, Donabate, Malahide, and Portmanock are some of our richest biodiversity hotspots in the county. They are also amongst the most fragile habitats around the Fingal coast and unfortunately much of the dune habitat is covered by golf courses, holiday homes or caravan parks.

The **inshore waters** of the Irish Sea along the Fingal coast are classified as an important spawning and nursery area for several commercially important fish species such as Cod, Whiting, Plaice, Herring and Mackerel. These fish species spend their juvenile period in the calm waters in the estuaries and along the shore, before moving out to the Irish Sea.

Despite its close proximity to Dublin City, much of Fingal County is still in **agricultural** use. Arable land and improved grassland make up most of the Fingal countryside. The bulk of the arable land is found in the fertile and well drained eastern part of the county, where the soils are particularly suited to market gardening, potato and cereal production. Livestock production is more common in the western part of the county.

The countryside also supports large numbers of the more general **flora and fauna** species and although these species may not be rare or protected itself, they are all part of the interrelated natural fabric of the countryside.

Fingal has an extensive network of **rivers and streams**. The most important rivers are the Delvin, Matt, Corduff, Ballyboughal, Broadmeadow, Ward, Tolka, Liffey, Santry, Sluice and the Mayne River.

Ancient **woodlands** are present in Fingal at Knockmaroon, Luttrellstown and St. Catherine's Park in the Liffey Valley and in Santry Demesne, the latter two areas are also included in Fingal County Council's park network. These areas are known to have plant species indicative of old woodland, such as toothwort and yellow archangel (a Red Data Book species) and Hairy St. John's-wort (a protected species).

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<sup>14</sup> There are six islands located just off the Fingal coast - Ireland's Eye, Lambay, Colt, St. Patrick's, Shenick and Rockabill

Key ecological sensitivities within the county include those relating to:

- Special Areas of Conservation (SAC), Special Protection Areas (SPAs), Natural Heritage Areas (NHAs), which are designated within / adjacent to the Plan area.
- Proposed Natural Heritage Areas (pNHA).
- Ecological networks and connectivity.
- Lakes, canals, woodlands, wetlands, sand dunes, saltmarshes, grasslands and hedgerows.
- Aquatic and riverine ecology associated with various rivers and their tributaries and riparian buffer zones.
- Land cover mapping - CORINE.
- Nature Reserves.
- Certain entries to the Water Framework Directive Register of Protected Areas.
- Tree Preservation Orders (TPOs).
- Other sites of high biodiversity value or ecological importance.
- Watercourses and coastal zones.

### 5.2.3 Biodiversity Action Plan

The National Biodiversity Action Plan (NBAP) for Ireland provides a framework for government, civil society and private sectors to track and assess progress towards Ireland's Vision for Biodiversity over a five-year timeframe from 2017 to 2021. The NBAP notes that a significant proportion of Ireland's biodiversity is in a vulnerable state. The main threats and pressures to biodiversity in Ireland are from agriculture, forestry and fisheries, natural system modifications (including drainage), mining and quarrying (including peat extraction), climate change, pollution, and invasive species<sup>15</sup>.

In preparing the Plan, measures have been considered to enhance ecological biodiversity as outlined in the NBAP 2017-2021. NBAP targets relevant to the Plan are:

- enhance appreciation of the value of biodiversity and ecosystem services;
- optimise opportunities under agriculture and rural development, forestry and other relevant policies to benefit biodiversity;
- aim to reduce principal pollutant pressures on terrestrial and freshwater biodiversity;
- optimise benefits for biodiversity in Flood Risk Management Planning and drainage schemes;
- promote the control of non-native invasive species; and

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<sup>15</sup> DCHG (2017).

- promote sustainability in the aquaculture industry.

Currently, Ireland's 4<sup>th</sup> National Biodiversity Action Plan 2023-2027 has been on public display for consultation.

#### 5.2.3.1 Fingal Biodiversity Action Plan 2022-2030

The Fingal Biodiversity Action Plan (BAP) 2022-2030, highlights the importance and need to conserve and enhance Fingal's natural heritage, with an ambitious programme of actions to protect the habitats, plants and animals that can be found in Fingal.

The Fingal BAP is a key document in guiding the work of everyone involved in the conservation of the natural environment in Fingal by providing a framework for biodiversity action for the next 5 years and setting a template of action for the next 20 years. The primary purpose of the Fingal BAP is to focus the efforts and resources of Fingal County Council and other nature conservation groups to protect and enhance biodiversity within Fingal in the most efficient manner.

The vision for the Plan is:

*"That biodiversity and ecosystems in Ireland are conserved and restored, delivering benefits essential for all sectors of society and that Ireland contributes to efforts to halt the loss of biodiversity and the degradation of ecosystems in the EU and globally."*

The strategic objectives to achieve this vision are:

- Mainstream biodiversity into decision-making across all sectors;
- Strengthen the knowledge base for conservation, management, and sustainable use of biodiversity;
- Increase awareness and appreciation of biodiversity and ecosystem services;
- Conserve and restore biodiversity and ecosystem services in the wider countryside;
- Conserve and restore biodiversity and ecosystem services in the marine environment;
- Expand and improve management of protected areas and species; and
- Strengthen international governance for biodiversity and ecosystem services.

#### 5.2.4 Ecological Networks and Connectivity

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of flora and fauna. The Directive requires that ecological connectivity and areas of ecological value

outside the Natura 2000 network of designated ecological sites are maintained and it recognises the need for the management of these areas through land use planning and development policies.

The networks are considered imperative in connecting areas of biodiversity within the county to each other, thus avoiding the creation of isolated islands of habitat. These corridors are particularly important for mammals, small birds and bats.

The county has a number of undeveloped or protected corridors of land, which act as links from the surrounding countryside into South Dublin, Meath, Kildare and into the denser urban core of Dublin City. The key corridors in Fingal are along the major rivers, including their floodplains and the adjacent farmland or parkland. The Liffey, Tolka, Ward, Broadmeadow, Ballyboghil, Corduff and Sluice rivers and their tributaries, are salmonid systems and are therefore of particular significance. These ecological networks and protected corridors include:

- **Core Biodiversity Conservation Areas:** Ramsar sites, Natura 2000 sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPAs)), Natural Heritage Areas (NHA), proposed Natural Heritage Areas (pNHA), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats outside designated sites, habitats of protected or rare flora.
- **Ecological Buffer Zones around the Core.**
- **Nature Development Areas.**
- **Ecological Corridors and Stepping Stones.**
- **River Corridors** along major rivers (River Liffey, River Tolka, River Ward, Broadmeadow River, Delvin River, Mayne River and Sluice River).
- Liffey Valley, connecting Wicklow, Kildare, South Dublin, Fingal and Dublin City.
- Royal Canal connects the River Shannon to Fingal / Dublin City and River Liffey / Dublin Bay.

Other corridors include:

- River Matt, River Corduff, River Ballyboghil and River Santry. These corridors are not subject to environmental designation.

Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. They are composed of linear features, such as treelines, hedgerows and rivers / streams which provide corridors or stepping stones for wildlife species moving within their normal range.

In Ireland, urban streams are largely culverted underground, fenced off, overgrown (sometimes with invasive species) and sometimes polluted and used for illegal dumping. Such streams and watercourses represent missed opportunities for amenity and biodiversity. The EU Biodiversity Strategy for 2030 outlines the greater efforts are needed to restore freshwater ecosystems and the natural functions of rivers in order to meet the objectives of the WFD. Such measures include the removal or adjusting barriers that prevent the passage of migrating fish and improving the flow of water and sediments.

#### 5.2.4.1 Ecosystem Services

Ecosystem services are the benefits that natural environments supply to human beings either directly or indirectly. The National Biodiversity Plan has adopted four main categories of ecosystem services, namely provisioning services, regulating services, supporting services, and cultural services.

- **Provisioning services** refer to products obtained from ecosystems, such as food, fibre, fuel, clean water, medicines and genetic resources.
- **Regulating services** refer to the benefits of managing ecosystem processes, such as carbon sequestration, flood control, water purification, waste decomposition, and pest control.
- **Supporting services** are those which are necessary for the production of all other ecosystem services, and include soil fertility and crop pollination.
- **Cultural services** are the nonmaterial benefits people obtain from ecosystems through cognitive development, inspiration, recreation, and aesthetic experiences.

#### 5.2.4.2 Hedgerows

Hedgerows, particularly those with a variety of plant and tree species, are of particular importance for biological diversity in the countryside and urban areas.

The most species rich hedgerows are usually the oldest ones and townland boundary and roadside hedgerows are particularly important for this reason. Species-rich hedgerows are important habitats in their own right, and they also act as wildlife corridors for many species, allowing dispersal and movement between other habitats. Linear features, such as hedgerows, also provide links between other habitats which are sometimes of higher ecological value.



Hedgerows are not only important for biodiversity, but have farming, landscape, archaeology and cultural value. ‘Heritage hedges’ have a notable historical, structural or species composition characteristics as well as forming important links between larger blocks of semi-natural habitats.

### 5.2.5 Green and Blue Infrastructure

The European Green Infrastructure Strategy promotes the development of Green Infrastructure and guides its implementation at EU, regional, national and local levels.

**Green infrastructure** can be defined as an interconnected network of natural space that conserves natural ecosystem values and functions and provides associated benefits to human populations. Green infrastructure refers to our green spaces including parks, gardens, open amenity space, cemeteries, woodlands, hedgerows of biodiversity and heritage importance which form barony, parish or townland boundaries. Green infrastructure also plays a vital role in climate change mitigation and adaptation, by reducing CO<sub>2</sub> and absorbing water, and cooling the urban environment.

**Blue infrastructure** refers to waterways and waterbodies such as rivers, canals and the sea. Blue infrastructure refers to waterways and waterbodies such as rivers, canals and the Irish Sea.

Green and blue infrastructure plays an essential role in creating a more healthy and liveable city. These natural assets provide a platform for community activities, social interaction, recreation and physical activity, providing sustainable drainage solutions, facilitating biodiversity and wildlife habitats, carbon capture and creating connectivity.

#### 5.2.5.1 Fingal’s Existing Green and Blue Infrastructure

Fingal has many areas of high quality landscape especially along the coast, the river valleys and the upland area to the north along the border with County Meath. Fingal green and blue network / systems are:

- Fingal ecological networks including:
  - Core Biodiversity Conservation Areas: Ramsar sites, Natura 2000 sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPAs)), Natural Heritage Areas (NHA), proposed Natural Heritage Areas (pNHA), Statutory Nature Reserves, Refuges for Fauna, Annex I habitats outside designated sites, habitats of protected or rare flora.
  - Ecological Buffer Zones.

- Nature Development Areas.
- Designated Shellfish Waters.
- Watercourses including rivers and streams.
- Riverine floodplains.
- Coastal areas.
- Woodlands or forestry.
- Lands zoned open space and / or in use as public open space, cemeteries, demesnes, as well some privately-owned green spaces.

The streets in urban centres are also an important component of the county's green infrastructure network.

### 5.2.6 European Sites

Fingal (including adjacent Plan areas), include a number of areas designated for protection under the EU Habitats Directive (92/43/EEC) which form part of a European network of important ecological sites known as the Natura 2000 Network. These include Special Areas of Conservation (SACs), which are legally protected under the EU Habitats Directive (92/43/EEC) and are selected for the conservation of Annex I habitats and Annex II species, and Special Protection Areas (SPAs), which are protected under the European Union Directive on the Conservation of Wild Birds 2009/147/EC. In Ireland, SACs and SPAs are known as European sites.

There are 13 no. European sites within the administrative boundary of Fingal County. All European sites (i.e. SAC and SPA) located within Fingal County are listed in Table 5.1, as well as any European sites within 15km of the Plan area are considered, particularly where ecological links (source-pathway-receptors) exist between the area of the Plan and other European sites. Refer to Figure 5.1.

**Table 5.1: European Sites located in and within a 15km buffer of the Plan Area<sup>16</sup>**

European Sites in the Plan Area			
Site Code	Special Areas of Conservation	Site Code	Special Protection Areas
000208	Rogerstown Estuary SAC	004015	Rogerstown Estuary SPA
000205	Malahide Estuary SAC	004025	Malahide Estuary SPA

<sup>16</sup> EPA AA Maps (2021).

European Sites in the Plan Area			
Site Code	Special Areas of Conservation	Site Code	Special Protection Areas
000199	Baldoyle Bay SAC	004016	Baldoyle Bay SPA
000202	Howth Head SAC	004113	Howth Head Coast SPA
European Sites within a 15km buffer of the Plan Area			
Site Code	Special Areas of Conservation	Site Code	Special Protection Areas
000204	Lambay Island SAC	004069	Lambay Island SPA
002193	Ireland's Eye SAC	004117	Ireland's Eye SPA
003000	Rockabill to Dalkey Island SAC	004122	Skerries Islands SPA
000206	North Dublin Bay SAC	004158	River Nanny Estuary and Shore SPA
000210	South Dublin Bay SAC	004006	North Bull Island SPA
001209	Glenasmole Valley SAC	004024	South Dublin Bay & River Tolka Estuary SPA
002122	Wicklow Mountains SAC	004014	Rockabill SPA
002299	River Boyne & River Blackwater SAC	004040	Wicklow Mountains SPA
001957	Boyne Coast And Estuary SAC	004232	River Boyne & River Blackwater SPA
001398	Rye Water Valley/Carton SAC	004080	Boyne Estuary SPA

Conservation objectives for SACs and SPAs have been set for the habitats and species for which the sites have been selected. Site specific detailed conservation objectives are available on the NPWS website<sup>17</sup>. Any potential for adverse effects on European sites will be fully addressed in the Natura Impact Report (NIR) that will accompany the Plan and will be on public display.

### 5.2.7 Natural Heritage Areas and Proposed Natural Heritage Areas

Nationally Designated Sites include Natural Heritage Areas (NHAs) which are legally protected areas that are considered important for their habitats or which holds species of plants and animals whose habitat needs protection, including geological/geomorphological sites in need of protection through NHA designation. While not statutorily designated proposed Natural Heritage Areas (pNHAs) are also of significance for wildlife and habitats. This network of NHAs and pNHAs provides supporting

<sup>17</sup> NPWS (2018).

or stepping stone functions to the SAC and SPA network, in particular for species that move outside of SAC and SPA boundaries.

Under the Wildlife Amendment Act (2000) NHAs are legally protected from damage from the date they are formally proposed for designation<sup>18</sup>. The designation of these sites is the responsibility of the National Parks and Wildlife Service (NPWS). Further protection can be afforded to these areas by including appropriate protective measures in the Plan. Table 5.2 lists the NHAs and the pNHAs within Fingal and those adjacent to the Plan boundary.

**Table 5.2: pNHAs in the vicinity of the Plan Area<sup>19</sup>**

Proposed Natural Heritage Areas in the vicinity of the Plan Area		
Site Code	Natural Heritage Areas	Distance from the Plan
001218	Skerries Islands NHA	Within the Plan boundary
Site Code	Proposed Natural Heritage Areas	Distance from the Plan
001203	Knock Lake	Within the Plan boundary
001204	Bog of the Ring	Within the Plan boundary
002000	Loughshinny Coast	Within the Plan boundary
000208	Rogerstown Estuary	Within the Plan boundary
000205	Portraine Shore	Within the Plan boundary
000205	Malahide Estuary	Within the Plan boundary
000204	Lambay Island	Within the Plan boundary
001208	Feltrim Hill	Within the Plan boundary
001763	Sluice River Marsh	Within the Plan boundary
000178	Santry Demesne	Within the Plan boundary
000199	Baldoyle Bay	Within the Plan boundary
000203	Ireland's Eye	Within the Plan boundary
000202	Howth Head	Within the Plan boundary
000128	Liffey Valley	Within the Plan boundary
000206	North Dublin Bay	Adjacent to the Plan boundary
002103	Royal Canal	Within 15km of the Plan boundary
001398	Rye Water Valley / Carton	Within 15km of the Plan boundary
000554	Laytown Dunes / Nanny Estuary	Within 15km of the Plan boundary

<sup>18</sup> NPWS (2019). *Protected Sites*.

<sup>19</sup> only those which don't overlap with European sites are listed

Proposed Natural Heritage Areas in the vicinity of the Plan Area		
Site Code	Natural Heritage Areas	Distance from the Plan
002104	Grand Canal	Within 15km of the Plan boundary
0002070	Rockabill Island	Within 15km of the Plan boundary

### 5.2.8 CORINE Land Cover Mapping

The CORINE land cover mapping (2018) for Fingal County clearly indicates a clear breakdown between urban areas along the coast and to the southwest of the county heading into Dublin City. Agricultural land cover makes up the majority of the county, with some mixed forest cover to the south, refer to Figure 5.2.

The most common land covers within the Plan area are classified as arable land, agricultural areas / pastures for the majority of the county and urban fabric / discontinuous urban fabric, Industrial, commercial and transport units at urban areas. Marine waters / estuaries, wetlands / intertidal flats, along coastal zones.

Refer to Section 5.4.3 of this report for baseline information on land use – agriculture, forestry and woodlands.

### 5.2.9 UNESCO Dublin Bay Biosphere Reserve

In 1981, UNESCO recognised the importance of Dublin Bay by designating North Bull Island as a Biosphere because of its rare and internationally important habitats and species of wildlife. In 2015 the designation was extended to the wider Dublin Bay reflecting the Bay's significant environmental, economic, cultural and tourism importance.

The biosphere reserve which now covers Dublin Bay, reflects its significant environmental, economic, cultural and tourism importance, and extends to over 300km<sup>2</sup>. Over 300,000 people live within the newly enlarged Biosphere Reserve. It is the world's only Biosphere Reserve to include substantial areas of a capital city.

The biosphere reserve designation itself brings no new regulations; its aims are achieved by people working together within the existing national and international legislative framework. All Biospheres have three goals:

- **Conservation:** promoting the protection of landscapes, habitats, wildlife and cultural values

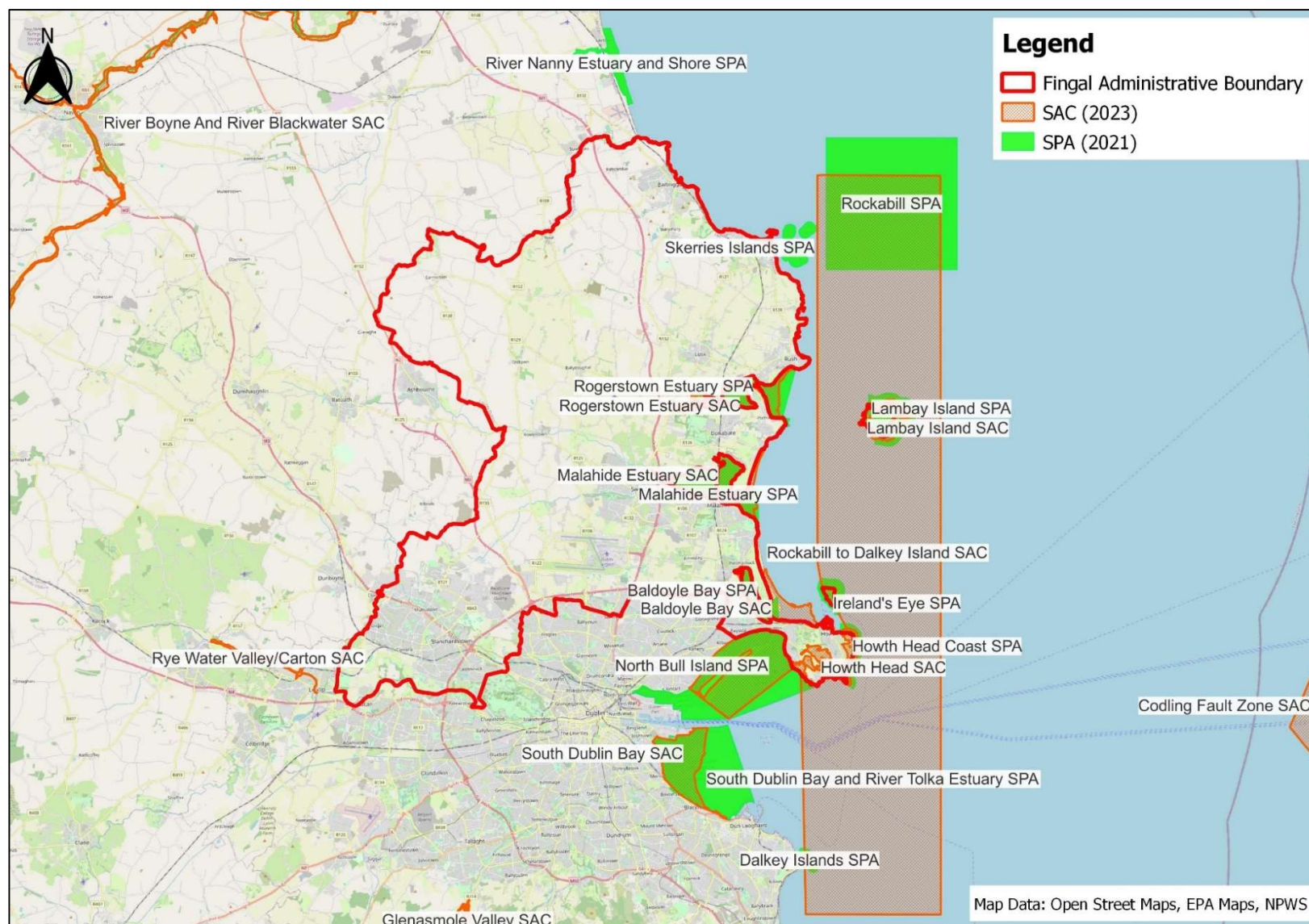
- **Learning:** supporting education and research, for a better understanding of nature and global issues
- **Development:** fostering a sustainable economy and society for people living and working in the area.

The Biosphere Reserve is divided into three distinct zones, which are managed in different ways:

- **Core Zone:** This consists of protected areas, which are managed for the conservation of landscapes and biodiversity. It includes the Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) at North Bull Island, the Tolka Estuary, North Dublin Bay and South Dublin Bay, among others.
- **Buffer Zone:** This surrounds the core and comprises 82km<sup>2</sup> of public and private green spaces such as parks, greenbelts and golf courses, which surround and adjoin the core zones.
- **Transition Zone:** This zone comprises 173km<sup>2</sup> and forms the outer part of the Biosphere. It includes residential areas, harbours, ports and industrial and commercial areas. Dublin Port Company, is a member of the Dublin Bay Biosphere Partnership and it maintains pontoons within the port to providing nesting spaces for Common and Arctic terns, which are protected species under the EU Birds Directive.

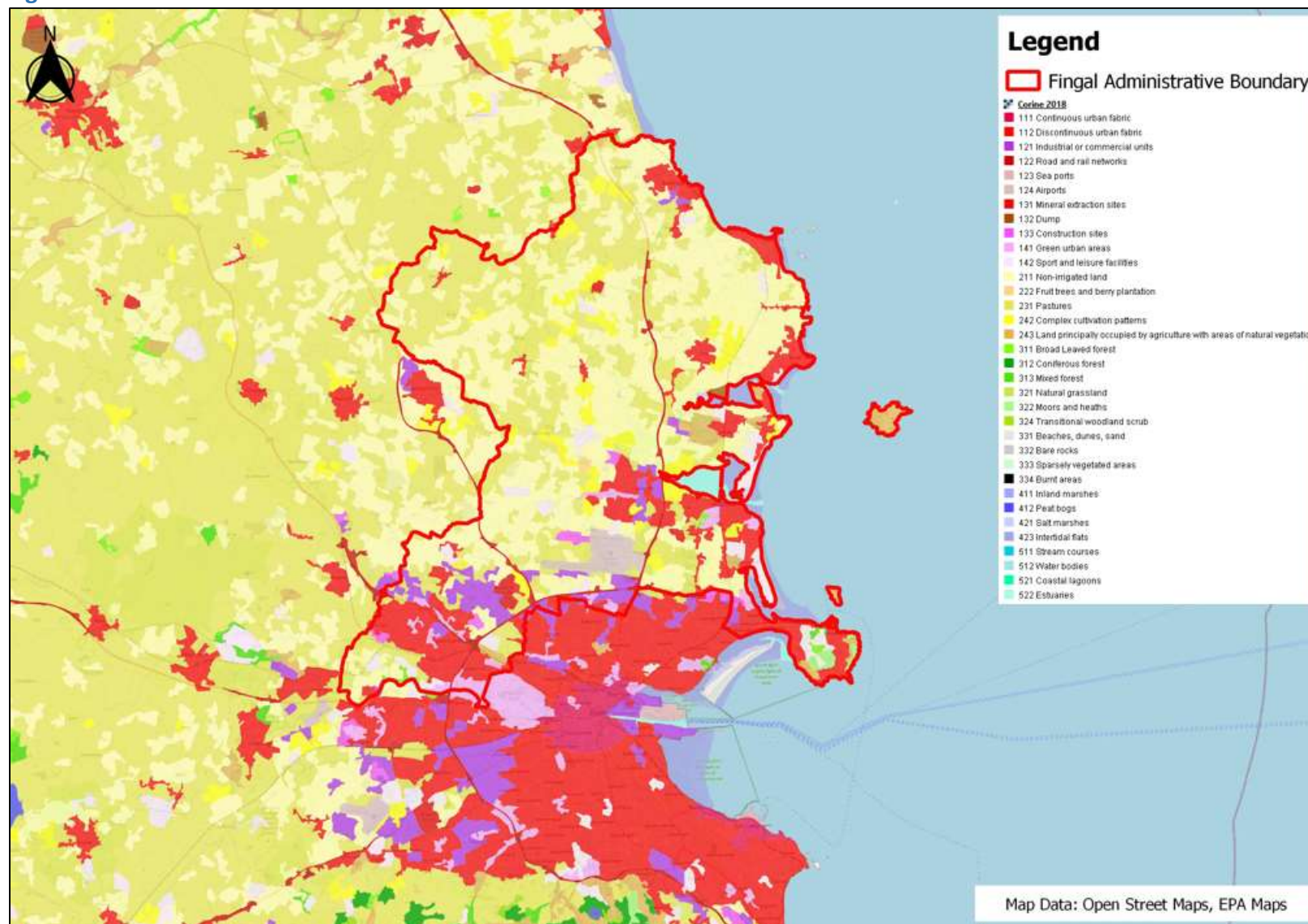


Figure 5.1: European Sites within the Plan <sup>20</sup>



<sup>20</sup> EPA AA Maps (2021). Source OpenStreet Maps.

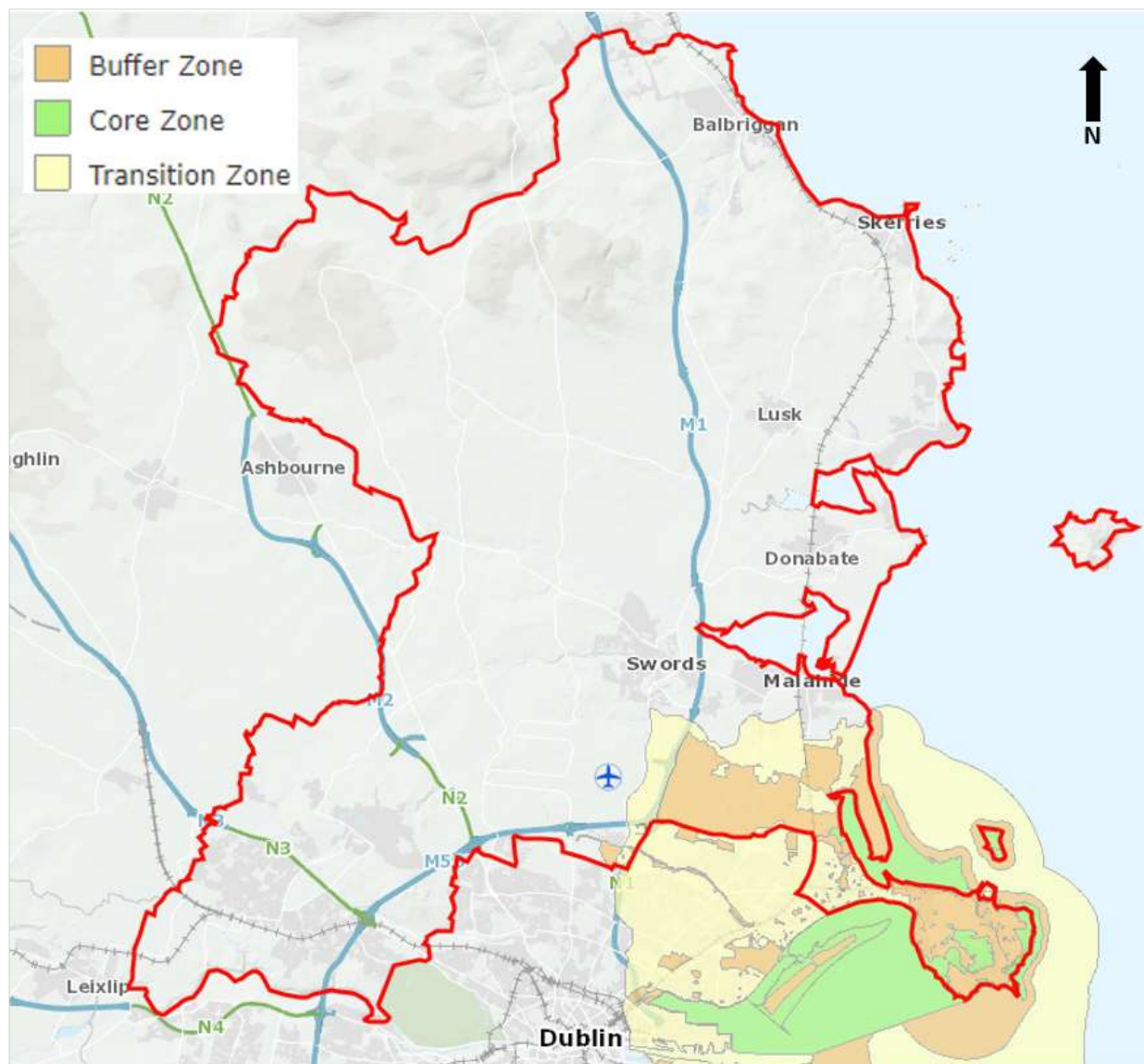
Figure 5.2: CORINE Land Cover 2018<sup>21</sup>



<sup>21</sup> EPA Maps (2023). Source OpenStreet Maps.



Figure 5.3: Dublin Bay UNESCO Biosphere<sup>22</sup>



<sup>22</sup> GEOHIVE Environmental Sensitivity Mapping (2021).

#### 5.2.10 WFD Register of Protected Areas

Under the requirements of the Water Framework Directive (WFD) a number of waterbodies (or parts of) must have extra controls on their quality by virtue of how their waters are used by people and by wildlife have been listed on Registers of Protected Areas (RPAs). This register is split into five categories as outlined by the EPA:

- **Areas** designated for the **abstraction of water** intended for human consumption under Article 7;
- Areas designated for the **protection of economically significant aquatic species** (i.e. shellfish);
- Bodies of **water designated as recreational waters**, including areas designated as bathing waters under Directive 76/160/EEC;
- **Nutrient-sensitive areas**, including areas designated as vulnerable zones under Directive 91/676/EEC and areas designated as sensitive areas under Directive 91/271/EEC; and
- Areas designated for the **protection of habitats** or species where the maintenance or improvement of the status of water is an important factor in their protection, including relevant European sites (Natura 2000) designated under Directive 92/43/EEC and Directive 79/409/EEC.

A number of these protected areas are present within Fingal and these are:

- The entire ground waterbody beneath the county is included on the **Drinking Water - Ground Waterbody**.
- **WFD RPA Nutrient Sensitive Areas (Lake, Coastal & Transitional waterbodies)** - Broadmeadow Estuary (Inner).
- **WFD RPA Nutrient Sensitive Areas (Rivers)** - River Liffey.
- **WFD RPA Recreational Waters** - Balbriggan, Front Strand Beach; Skerries, South Beach; Loughshinny Beach; Rush, North Beach; Rush, South Beach; Portrane, the Brook Beach; Donabate, Balcarrick Beach; Portmarnock, Velvet Strand Beach; Sutton, Burrow Beach; Claremont Beach.
- **WFD RPA Shellfish Areas** - Malahide Shellfish Area and Balbriggan \ Skerries Shellfish Area.
- **WFD RPA Rivers in SAC Habitats** - Palmerstown, Ballough, Ballyboghil, Turvey, Gaybrook, Howth.

- **WFD RPA Water Dependent Habitats (SAC)** - Rogerstown Estuary SAC, Malahide Estuary SAC, Baldoyle Bay SAC, North Dublin Bay SAC, Rockabill to Dalkey Island SAC, Lambay Island SAC.
- **WFD RPA Water Dependent Habitats (SPA)** - Rogerstown Estuary SPA, Malahide Estuary SPA, Baldoyle Bay SPA and North Bull Island SPA.

#### 5.2.11 Designated Shellfish Waters

The EU Shellfish Waters Directive (2006/113/EC) aims to protect and improve shellfish waters in order to support shellfish life and growth.

Pollution reduction programmes are in operation for these areas. The identified pressures on these designated waters include urban wastewater systems, on-site wastewater treatment systems and port activities. The coastal waters provide an important resource, supporting and generating employment and recreational activities and must be protected.

There are two areas (Malahide and Balbriggan / Skerries) off the Fingal coast designated as Shellfish Waters pursuant to the Shellfish Directive and Section 6 of the Quality of Shellfish Waters Regulations (S.I. No. 268 of 2006) require the development of Pollution Reduction Programmes (PRPs) for designated shellfish areas in order to support shellfish life and growth and to contribute to the high quality of directly edible shellfish products. Shellfish PRPs relate to bivalve and gastropod molluscs, including oysters, mussels, cockles, scallops and clams. They do not cover shellfish crustaceans such as crabs, crayfish and lobsters.

#### 5.2.12 Salmonid Waters

The Salmonid Regulations (S.I. No. 293 of 1988) designate the waters capable of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char (*Salvelinus*) and whitefish (*Coregonus*) as protected. Thirty-four rivers, tributaries and lakes are listed and protected under these Regulations that prescribe quality standards for salmonid waters, sampling programmes and methods of analysis and inspection to be used by local authorities to determine compliance with the standards.

There are no designated salmonid rivers in Fingal, however salmonids are present in the Tolka and Ward Rivers.

### 5.2.13 Coastal Habitats

Coastal areas are home to coastal communities and settlements and seascapes of intrinsic natural amenity value and a diverse range of coastal habitats, some of which are of international and national importance protected by conservation designations.

Coastal habitats and features such as wetlands and vegetated dunes play an important role in flood relief, in protecting from coastal erosion and are important in their own right. Such features, habitats and species can be damaged or disturbed by tourism development and associated activity.

Beaches are home to an array of coastal habitats, for example, sand dunes which also act as a natural coastal defence. Human activities, such as walking routes and weather events can interfere with the stability and regeneration of sand dunes. It is therefore important that beaches and sand dunes are protected and well managed.

Coastal squeeze describes the impact on coastal habitats from the combined pressures of climate change at sea and human activities on land.

Fingal comprises 88km of scenic coastline, which stretches from Howth Head up to Balbriggan. The Fingal coastline contains many sensitive ecosystems, ranging from sand dune systems to estuaries rich in marine and bird life. The importance of the coast is reflected in the number of protected areas of national and international importance including Baldoyle Bay, Malahide Estuary and Rogerstown Estuary which are sites of international importance for wintering ducks, geese and wading birds and their habitats.

On the 13 December 2022 the government approved the General Scheme of a Bill (General Scheme of Marine Protected Areas Bill 2022 ) to provide for the designation and effective management of Marine Protected Areas.

### 5.2.14 Other Designations

#### 5.2.14.1 RAMSAR Sites

The Convention on Wetlands, called the RAMSAR Convention, is an intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources<sup>23</sup>. RAMSAR sites are designated and protected under the Convention of Wetlands of International Importance, especially as water fowl habitat.

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<sup>23</sup> Site: <https://www.RAMSAR.org/>

Wetlands are important ecosystems, which improve water quality, provide storm protection, flood mitigation, stabilise shorelines, maintain biodiversity, and provide natural products such as fish and shellfish. Ireland presently has 45 no. RAMSAR sites. This includes four sites in Fingal - Baldoyle Bay, Malahide Estuary, Rogerstown Estuary and North Bull Island in Dublin Bay.

#### **5.2.14.2 Wildfowl Sanctuaries**

Wildfowl sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. There are 68 no. sanctuaries in the State<sup>24</sup>. Shooting of game birds is not allowed in these sanctuaries. Rogerstown Estuary (WFS-20) and North Bull Island Wildfowl Sanctuary (WFS-19) are located within or adjacent to the Plan area.

#### **5.2.14.3 Nature Reserves**

A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order (Wildlife Acts 1976 and 2000).

There are 78 no. Statutory Nature Reserves in Ireland. Most Nature Reserves are on State owned lands. Designation provides for strict protection of habitats and wildlife within Statutory Nature Reserves and damaging activities can be legally prevented in them. There is an obligation on local authorities to take all practicable steps to avoid or minimise any possible damage to Nature Reserves.

Rogerstown Estuary Nature Reserve, Baldoyle Estuary Nature Reserve and North Bull Island Nature Reserve area located within or adjacent to the Plan area.

#### **5.2.14.4 Flora Protection Order**

The making of a Flora Protection Order under the Wildlife Act provides protection for nationally important sites for protected plants. The following listings are recorded in the Fingal area:

- Opposite-leaved Pondweed at the Royal Canal.
- Borrer's saltmarsh-grass in the Mayne River Marsh, Baldoyle.
- Meadow barley in the Mayne River Marsh, and near Baldoyle Estuary.
- Hairy St. John's-wort at Knockmaroon, Luttrellstown, St. Catherine's Park and Santry Demesne (the last two sites are County Council parks,), and
- Lesser centaury, hemp nettle and meadow saxifrage at / near North Bull Island.

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<sup>24</sup> NPWS (2021).

#### 5.2.14.5 Special Amenity Area Order

Fingal has two Special Amenity Area Orders (SAAO):

- Howth Special Amenity Area Order.
- Liffey Valley Special Amenity Area Order.

The **Howth Special Amenity Area Order** (SAAO) protects many of the special qualities of the area and aims to preserve and enhance the character and special features of Howth. It covers a total of c. 545ha, including Ireland's Eye and the heathland, woods, cliffs, shingle beaches and wooded residential areas of the south-eastern half of the Howth peninsula. These areas have a rich diversity of flora and fauna and include protected species such as the green-winged orchid, the red squirrel and seabirds such as kittiwakes, guillemots and gannets. The order also designates a 21km network of public footpaths.

The **Liffey Valley Special Amenity Area Order** (SAAO), which is along the boundary of Fingal and South Dublin, was designated due to:

- Its outstanding natural beauty;
- The inclusion therein of areas which are of special recreational value, and
- The inclusion therein of areas which exhibit a need for nature conservation.

This section of the Liffey Valley, when considered as a whole, acts as a rural landscape feature and green belt. Mature tree stands, alluvial meadows, soft riverbanks with associated pastoral weirs, bridges, mill-races and large heritage houses combine to create a distinct river landscape.

#### 5.2.14.6 Tree Preservation Order

A **Tree Preservation Order** (TPO) enables local authorities to preserve any single tree or group of trees and brings them under planning control. Tree preservation orders are only made if it appears that a tree or group of trees, need to be protected in the interests of amenity in the environment. The Planning and Development Act 2000 (as amended) has further outlined the legal framework and procedures provided in the 1963 Act to make a TPO. The existing TPOs within Fingal are as follows:

- The Vicarage, Church Road, Swords;
- Santry Demesne, Swords; and
- Brackenstown / Brazil, Swords.

#### 5.2.14.7 Areas of Significant Amenity Value

Significant portions of the coastline, and a number of islands in Fingal, are visually sensitive as evidenced by the many protected views and prospects, high amenity zonings and areas of exceptional landscape value which are highly sensitive to development. Refer to Section 5.8.3.1.

#### 5.2.15 Invasive Species

Invasive species constitute a threat to biodiversity and ecosystems and can have economic costs. In Ireland, there are currently 377 no. recorded non-native species and 342 no. non-native 'potential Invaders', 66% are considered to have a low impact risk, 21% to have a medium impact risk and 13% have a high impact risk. The majority of invasive species in Ireland are plants, however, there is potential for rising trends of invasive vertebrate and invertebrate species<sup>25</sup>.

Invasive alien species can negatively impact on native species, transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. They may in certain cases pose a threat to human safety. There is potential for the spread of invasive species during excavation and construction works.

Landowners are responsible for preventing the spread of Japanese Knotweed on their own land and vigilance is required by all landowners as invasive species can spread quickly across boundaries.

Invasive species have been and to some extent still are a significant challenge in Fingal. In Fingal, the problem with invasive species is mainly limited to alien plants species that grow in and along some of the woodlands, heathland and watercourses. Japanese Knotweed (*Fallopia japonica*), Himalayan Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*) are occasionally found along watercourses, completely taking over areas of the riverbank. *Rhododendron ponticum* and Cherry Laurel (*Prunus laurocerasus*) cast a dense shade in some of the heathlands and woodlands, preventing ground flora to grow and new tree saplings to emerge. Multi-annual control programmes are in place for Japanese Knotweed, Giant Hogweed and Himalayan Balsam. Various projects are also underway to control *Rhododendron*, Seabuckthorn, Cherry Laurel and garden invasives on the sea cliffs on Howth.

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<sup>25</sup> O'Flynn, C., Kelly, J. and Lysaght, L. (2014).



#### 5.2.16 Existing Biodiversity Issues

Ireland is currently experiencing a decline in floral and faunal populations. Implementation of measures to achieve the requirements of the Habitats Directive and the objectives of the Water Framework Directive (WFD) are likely to benefit protected sites in the future.

Developments and activities associated with urban developments, tourism and recreation, ports, coastal and fluvial flood defence schemes as well as a wide range of infrastructural works (including road works, water and wastewater disposal) that are located within, or close to, ecologically sensitive sites and species can give rise to significant environmental pressures.

Existing biodiversity issues / pressures and threats on Ireland's habitats and species, which are also relevant to the Fingal, include<sup>26</sup>:

- **Development** - construction and use of residential, commercial, industrial and recreational infrastructure and areas (For example development on greenfield sites, the construction and development of the road network and changes in farming practices).
- **Transport systems** - development / operation of the transport systems (For example the construction and development of the road network and light and noise pollution).
- **Energy and infrastructure** development - (For example construction of roads, gas, power, water and wastewater, also windfarms, etc.).
- **Green Infrastructure** - protecting the existing green infrastructure network from fragmentation and loss due to pressures of urban development within and adjoining the network.
- **Ecosystem Services** - recognising and promoting the value of ecosystem services that blue and green infrastructure networks provides to the county.
- **Climate Change** - (For example the loss of wetlands, due to climate change events i.e. storms and flood events.).
- **Human-induced changes in water regimes** - contamination arising through poor working practices, leakages or accidental spillage of materials (For example wastewater treatment systems in the vicinity of significant waterbodies.).

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<sup>26</sup> DCHG (2019).



- **Mixed source pollution** - (For example emissions from transport, heating homes, leachate from landfills, water pollution from wastewater treatment systems, eutrophication and acidification from forestry).
- **Geological events, natural catastrophes** - (For example flooding, storms / extreme weather events).
- **Agriculture** - (For example intensive agricultural practices, use of fertiliser and pesticides, hedgerow removal and lack of hedgerow management, overgrazing, under grazing).
- **Coastal development** - coastal erosion is an inevitable and necessary element of any healthy functioning beach and sand dune system. Coastal development and resultant shoreline defences can pose a significant risk to the entire beach due to wave reflection and scouring.
- **Coastal** - increased pressure on dune systems in coastal areas of the county - mainly from existing and potential increase in amenity and recreation activities, and associated access, including the development of greenways, but also overgrazing.
- **Awareness** - increasing awareness of biodiversity through enhanced interpretation on-site and through visitor facilities.
- **Land Management** - conversion of land / sites and sealing of soils can release CO<sub>2</sub> into the atmosphere and further reduce areas of 'carbon sinks'.
- **Wetlands** - infilling of wetlands, drainage works.
- **Invasive Species and problematic species** - continued control and management of invasive species. (For example the loss of biodiversity as native species are shaded out, but also diseases and pathogens).

## 5.3 Population & Human Health

### 5.3.1 Introduction

Since the adoption of the current Plan, Fingal has experienced population growth and economic development. The RSES identifies there are some challenges for the region, as there is a need to sustain economic growth whilst transitioning to a low carbon society and the requirement to align population growth with the location of homes and jobs whilst creating healthy attractive places and an enhanced quality of life.

### 5.3.2 Population

The National Planning Framework (NPF) outlines that by 2040 there will be roughly an extra one million people living in Ireland. The NPF identifies a target population of 1.4 million people in Dublin City and Suburbs (this includes Fingal) for 2031, an increase of some 220,000 people, and a target of 1.65m in the Metropolitan Area Strategic Plan (MASP), an increase of some 250,000 (18%) people.

The provision of additional housing over the Plan period will be dictated by the Core Strategy that guides where new development should be allocated in accordance with national and regional strategies and policies, including the NPF and the Regional Spatial and Economic Strategy (RSES) for Eastern and Midland Region.

With a total population of nearly 1.2 million people in 2016, Dublin City and suburbs accounts for about half of the Eastern and Midland Region's population or a quarter of the national population, as well as being the largest economic contributor in the State<sup>27</sup>. The metropolitan area of Dublin covers a wider area<sup>28</sup> and is home to 1.4 million people or three out of five people living in the Region. Between 2006 and 2016 the metropolitan population increased by around 160,000 people or 13%, which was slightly higher than the State, but lower than the average growth rate in the Eastern and Midland Region, which grew by around 15% over the same period.

Fingal was the third most populous local authority in Ireland (after Dublin City and Cork County) with a total of 296,020 people in 2016 which increased to 329,218 persons in 2022. Between 2006 and 2016 the population in Fingal increased by 23.3% or by just over 56,000 people. There was an increase of 7.4% (22,029 persons) between 2011 and 2016 and an increase of 11% (33,198 persons) between 2016 and 2022. This was considerably higher than the national average growth rate of

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<sup>27</sup> Eastern & Midland Regional Assembly. Regional Spatial and Economic Strategy 2019-2031.

<sup>28</sup> Swords, Malahide, Maynooth, Leixlip, Celbridge, Bray and Greystones.

3.8% between 2011 and 2016 and growth rate of 7.6% between 2016 and 2022. The population of Fingal is projected to increase to between 327,000 and 333,000 up to 2026.

The distribution of population varied across Fingal with the highest population per Electoral Division (ED) concentrated along the outskirts of Dublin City (particularly in the western areas of Blanchardstown and Castleknock) and along the eastern coast (population is relatively evenly distributed from Howth up to Balbriggan). Naturally, there were urban clusters of higher population such as Blanchardstown, Balbriggan and Swords whilst the northwest of Fingal was the least populated area and indicative of the rural transition from north county Dublin towards Louth and Meath. Within Fingal, 92.7% of the population lives within the Aggregate Town Area<sup>29</sup> (ATA) as defined by CSO whilst 7.3% reside in the Aggregate Rural Area (ARA).

The 2022 Census results showed that the population for Fingal local authority was 329,218 persons<sup>30</sup>, an increase of c. 11.0% from the 2016 Census (296,020 persons).

The RSES has a projected target growth for Fingal of 340,000 (low) and 349,000 (high) by the year 2031<sup>31</sup>.

Population trends will be taken into account as part of the review of the Plan and will be influenced by the policies of both the NPF and the RSES.

#### 5.3.2.1 Socio-Economic Trends

**Population structure and Age profiles:** FCC the youngest Local Authority in the State (at 33.8 years) which is 3.7 years lower than the State, 2.2 years lower than the region and 2.5 years lower than Dublin average. Across Fingal, the average male is 33.1 years old, which was slightly younger than the average female at 34.4 years. There were 87,140 persons under 19 years of age with 24,899 children of pre-school age (0-4 years old). A further 39,349 children (13.3% of the population), were of primary school age (5-12 years old) and a further 22,892 (7.7% of the population) were of secondary school age (13-18 years old). There is c. 63,488 (21.45%) persons are aged between 45-64 years of age.

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<sup>29</sup> The aggregate town area is defined as those persons living in population clusters of 1,500 or more inhabitants. The aggregate rural area contains the population residing in all areas outside clusters of 1,500 or more inhabitants.

<sup>30</sup> GEOHIVE Environmental Sensitivity Mapping (2021). *Census Data*.

<sup>31</sup> FCC (2021a).

**Age Dependency Ratio:** The age dependency ratio is the proportion of population in the young (0-14 years) and old (65 years and above) cohorts to the working population cohort (15-64 years). In Fingal, the working cohort of Fingal equates to 66.3% of the population. Within Fingal, c. 196,372 people are regarded as being of working age, of which this 162,865 (or 55.0% of the total population) are within the prime working age cohorts (25-64 years of age). In contrast, 33.7% of its population is dependent. This comprises 72,613 young persons (i.e. aged 0-14 years) and 27,035 older persons (i.e. aged 65 years and above).

Dependency ratios are used to indicate the balance between the working population and those that are dependent on them. Fingal's dependency (33.7%) is lower than the national average (34.5%) and comparable to the region (33.2%). 31.5% of the population across Dublin was dependent, however the latter was influenced by Dublin City which had a relatively low dependency rate of 28.1%. Fingal demonstrated the second lowest dependency rate of the four local authorities within Dublin.

**Density:** Fingal has an average density of 646 persons per sq.km. Within Fingal, Blanchardstown and Swords have the highest density levels. Blanchardstown also has one of the highest density levels within the Eastern and Midlands Regional Assembly (EMRA) at 4,826 persons per sq.km.

**Labour Force:** The highest labour force participation rate in the EMRA is in Fingal. The total labour force in Fingal in 2016 was 149,386 or 66.9%. Fingal has an employment rate of almost 90% of the labour force compared to 87% nationally. According to Census 2016, the total Labour Force at Work in Fingal was 133,971 and this accounts for 89.7% of the total labour force in the Dublin SPA. This increased by 14,695 or 11% over the period from 2011-2016. According to POWSCAR<sup>32</sup> 2016 there was a total of 94,751 jobs with destinations recorded as being within the county.

**Unemployment:** The Labour Force Unemployment Rate in Fingal in 2016 was 10.3%. As of September 2020, the national adjusted unemployment rate was 14.7% due to the Covid-19 pandemic.

### 5.3.3 Human Health

Human health has the potential to be impacted upon by environmental factors such as air, water or soil through which contaminants could accumulate and have potential to cause harm through

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<sup>32</sup> Place of Work, School or College - Census of Anonymised Records (POWSCAR).

contact with human beings. Hazards or nuisances to human health can arise due to exposure to these vectors, for example arising from incompatible adjacent land uses. The impact of development on human health is also influenced by the extent to which new development is accompanied by appropriate infrastructure and the maintenance of the quality of water, air and soil. It is also appreciated that new development or environmental change can elevated stress and effect mental health of local populations.

There are strong links between income and health, as it is recognised that the sustainability of current and future economic activity is an important element in protecting and promoting population health and in reducing poverty and deprivation. However, emphasising economic growth without due regard for social and environmental consequences of such growth can have negative impacts on health both for the population as a whole and for groups within the population.

Within areas of economic development, job creation does not necessarily 'trickle down' to job opportunities for the long-term unemployed. Therefore, economic development needs to be targeted, geographically and within population groups to ensure that it reduces and does not exacerbate social inequalities.

There needs to be particular attention to the environmental issues and sustainability endeavours to protect human health as the local economy develops. While employment is generally good for health, there can be negative impacts, usually related to the quality of the working environment and nature of work undertaken.

External factors, e.g. Covid-19, can also have a major impact on human health - both physical and mental. In public mental health terms, the main psychological impact to date is elevated rates of stress or anxiety and its effects on many people's usual activities, routines or livelihoods<sup>33</sup> (i.e. quarantine / cocooning / lockdown, loss of employment, travel / movement restrictions, lack of physical contact with other family members, friends and colleagues and working from home/home-schooling children to mention a few).

#### **5.3.3.1 Infrastructure / Amenity and Human Health**

Fingal has a diverse and interesting character ranging from both urban and rural areas to the coast and river valleys. The main urban centres include Blanchardstown, Swords, Balbriggan, Malahide,

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<sup>33</sup> WHO (2020).

Portmarnock, Donabate, Baldoyle, Skerries, Sutton, Howth, Lusk and Rush. The remainder of the county is mainly rural in character and includes the villages of Ballyboghil, Oldtown, Rowlestown, Naul, Balrothery, Garristown and Loughshinney.

Fingal possesses a variety of significant recreational and tourist amenities and attractions, which are both land and water orientated. The coastal towns in Fingal provide opportunities for inshore and offshore water-based recreational activities including sailing, boating, windsurfing, scuba diving, swimming, powerboating, canoeing and rowing. Gardens and historic sites, such as Malahide Castle and Ardgillan and Newbridge Demesnes, remain popular day visitor attractions.

Also in Fingal, green and blue infrastructure alongside playgrounds and sports facilities provide residents, businesses and visitors with important social, physical and environmental benefits including promoting health and wellbeing for all age groups and abilities.

#### **5.3.3.2 Radon and Human Health**

The greatest health risk from radiation in Ireland is caused by radon. Radon is a radioactive gas, which is naturally produced in the ground from the uranium present in small quantities in all rocks and soils. Tiny radioactive particles are produced by the gas which when inhaled can cause lung cancer. The risk of contracting lung cancer as a result of Radon depends on how much Radon a person has been exposed to over a period of time.

The national reference level for homes in Ireland (above which remedial action should be taken) is 200 Becquerel per cubic metre (Bq/m<sup>3</sup>); the typical level found in homes is 89Bq/m<sup>3</sup>. High Radon Areas are defined where the EPA predicts that 10% or more homes have radon levels above 200Bq/m<sup>3</sup>.

The EPA has identified an area in the northern part of the Fingal Development Plan area, to the west of Balbriggan, as being a High Radon Area, where predicted levels of radon are greater than 20% above the reference level. Significant concentrations of radon may occur within this area. Refer to Figure 5.4.

#### **5.3.3.3 Dublin Airport**

Dublin International Airport is located within Fingal and while being of national and strategic significance, it is also a significant source of noise for the county. Dublin Airport is located approximately 10km north of Dublin City centre. It consists of lands of over 1,000 ha and currently has three operational runways:

- the 10R/28L 'South Runway' (2,637m long) which runs in an east-west direction;
- the 10L/28R 'North Runway' (3,110m long) which runs in an east-west direction; and
- a 'Cross-wind Runway' 16/34 (2,072m long) which lies on a north-west to south-east orientation.

Many people who live around an airport experience aircraft noise as a series of aircraft events which may potentially change over the course of a day or between days according to factors such as the airport's schedule, aircraft routing and the operating direction.

Noise can have a significant and disruptive effect on everyday life. Since the implementation of the Environmental Noise Regulations 2006 (the 'Regulations'), S.I. No. 140 of 2006, there have been extensive studies into the links between environmental noise exposure and health. These studies have considered transportation noise sources including road, rail and aircraft with responses being found to differ depending upon source. This work has resulted in organisations such as the European Environment Agency (EEA) and the World Health Organisation (WHO) developing guidelines and advice based on reviews and meta-analysis of the available research.

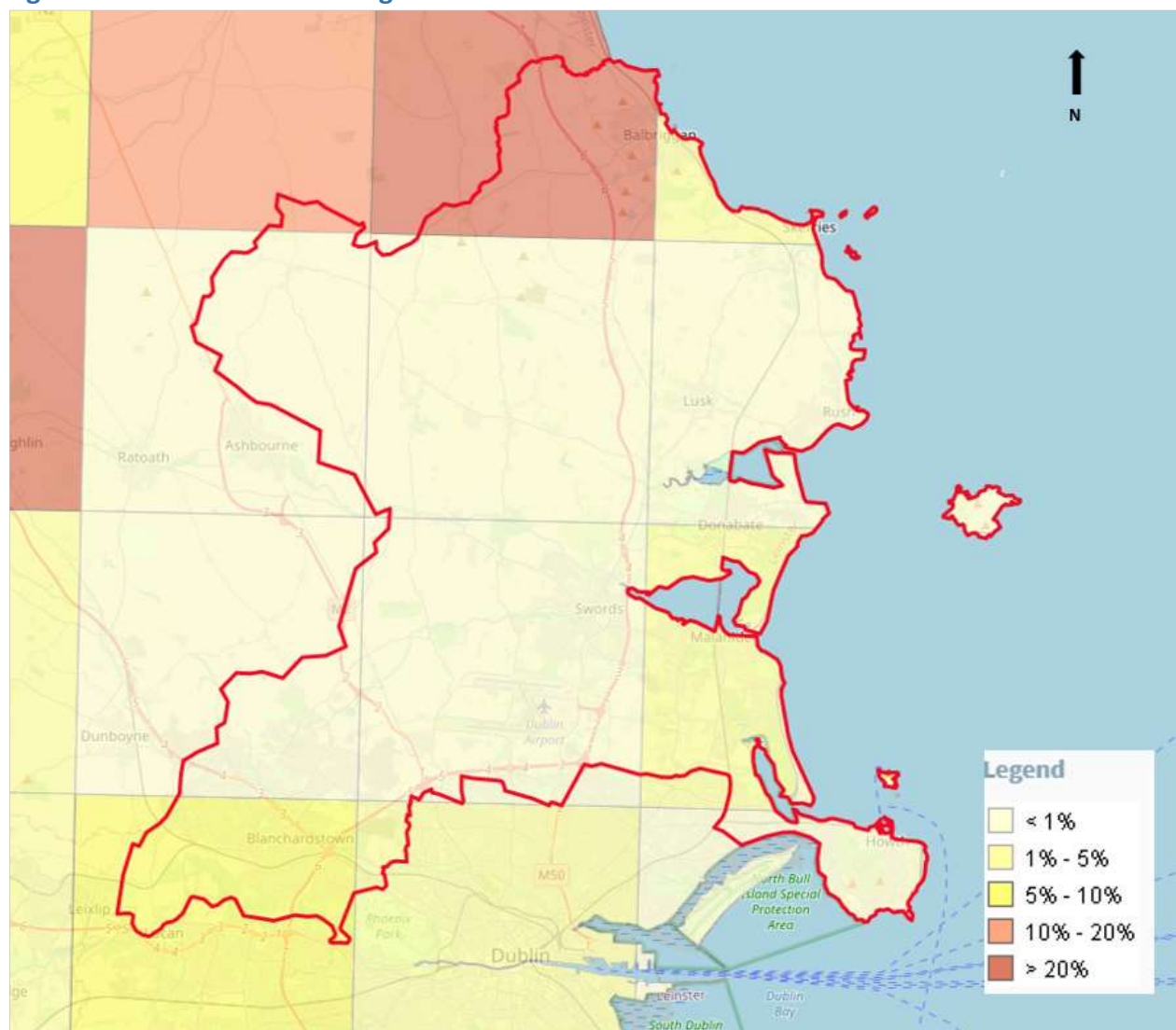
In 2018 the WHO published new "Environmental Noise Guidelines for the European Region". The guidelines summarise the research into the impact on health of environmental noise. The critical health outcomes investigated were:

- Cardiovascular disease (including hypertension, coronary heart disease (CHD), acute myocardial infarction (AMI) and stroke).
- Effects on sleep (interference with sleep and awakenings).
- Annoyance (becoming or increasingly disturbed or bothered by noise).
- Cognitive Impairment (including the impact on children's reading and education)
- Wellbeing (impacts on quality of life and mental health).
- Hearing impairment and tinnitus.

Fingal County Council, through the Aircraft Noise Competent Authority (ANCA), is the competent authority responsible for ensuring that noise generated by aircraft activity at Dublin Airport is assessed in accordance with EU and Irish legislation and to ensure that the Balanced Approach of the International Civil Aviation Organization is applied where a noise problem at the airport is identified.



**Figure 5.4: Radon Levels in Fingal**<sup>34 35</sup>



<sup>34</sup> EPA Maps (2021). Source OpenStreet Maps.

<sup>35</sup> This map shows a prediction of the number of homes in a given grid square that exceed the national Reference Level. Grid squares in which the predicted percentage of homes is 10% or greater are called High Radon Areas.



### 5.3.4 Existing Population and Human Health Issues

The EPA's latest report, Ireland's Environment - An Integrated Assessment 2020<sup>36</sup>, reveals that the overall quality of Ireland's environment is not what it should be, and the outlook is not optimistic. Such challenges outlined in the report include the protection of health and wellbeing, but also the greater awareness about the positive benefits of a clean environment for health and wellbeing. The COVID-19 crisis that began in March 2020, has highlighted the importance of the natural environment in our local areas.

The COVID-19 crisis that began in March 2020, has highlighted the importance of the natural environment in our local areas. The current limitations and social distancing requirements brought about as a result of COVID-19 have further highlighted the continuing need for the provision and access to these assets in our urban areas.

Existing population and human health issues / pressures on the population of the Fingal administrative area, include:

- **Population / Households** - there is an increasing demand for housing units in the county.
- **Health and Well-being** - continue the development of recreation and leisure facilities
- **Flooding** - Fingal is vulnerable to fluvial, pluvial, tidal / coastal and groundwater flooding events which occur as a result of storm events, prolonged rainfall, high tides and land use changes, see Section 5.5.9 of this report).
- **Radon** - Radon levels in the Fingal have been collated from the Radiological Protection Institute of Ireland, refer to Figure 5.4.
- **Access** - the 'Access to and the use of Blue / Green Spaces in Ireland during a Pandemic' study highlighted significant differences between socio-economic groups in relation to the amount of time spent outdoors in blue / green spaces during the pandemic with the lowest income group reporting the lowest average number of days.
- **Climate Change** - potential impacts of climate change on human health from changes to local weather, including prolonged periods of hot or cold weather - which can lead to heat and cold stresses and their associated effects.
- **Airport / Noise** - potential adverse impacts from noise levels associated with exposure to undesirable noise levels from aircraft / flight paths.

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<sup>36</sup> EPA (2020a).

- **Airport / Noise** - health impacts include cardiovascular disease, effects on sleep / sleep patterns, cognitive impairment, becoming or increasingly disturbed or bothered by noise, impacts on quality of life and mental health, hearing impairment and tinnitus.
- Information on the status of drinking water, wastewater climate change are provided in other sections of this report.

## 5.4 Land, Soils & Geology

### 5.4.1 Introduction

Land is the solid surface of the Earth that is not permanently covered by water, while soil is the ecosystem in the uppermost layer of the ground in which plants can grow. Soil is composed of mineral particles, organic matter, water, air and living organisms<sup>37</sup>. Land degradation is a global problem, often caused by a combination of factors such as poor land management and unsustainable development. Land degradation may exacerbate the impacts of natural disasters<sup>38</sup>.

The upper most layer of the earth's surface is generally termed '**soil**'. It comprises for the most part organic matter, minerals and fine to course grained weathered rocks. The variability in the constituent parts and the percentage content of each in the soil matrix results in differing characteristics. This has implications for suitable land use and the appropriateness for differing land use practices.

**Geology** encompasses the understanding and study of the solid and liquid matter that constitutes the earth and the processes by which they are formed, moved and changed. Its understanding is necessary to fully appreciate the geological factors that shape and influence the world and its particular structure.

Geological Survey Ireland (GSI) provides a wide range of information and datasets including on: bedrock, quaternary, groundwater, marine (including marine and coastal unit datasets), geological heritage, to geotechnical, minerals, geophysics, geochemistry and geohazards<sup>39</sup>.

The Marine and Coastal Unit of GSI also participate in coastal change projects and are undertaking mapping in areas such as coastal vulnerability and coastal erosion.

### 5.4.2 Legislation

Currently, there is no legislation which is specific to the protection of soil resources. In 2014, the proposal for a Soil Framework Directive was withdrawn. The importance of sustainable soil management was recognised in the Seventh Environment Action Programme, where sustainable land management is to be achieved by 2020.

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<sup>37</sup> European Commission (2021).

<sup>38</sup> European Commission (2021).

<sup>39</sup> <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>

The Pesticides Framework Directive (2009/128/EC) controls the storage, use and disposal of pesticides to minimise risk to health and environment from their usage.

### **5.4.3 Land**

Agricultural land cover makes up the majority of the county, with some mixed forest cover to the south. Urban areas are found along the coast and to the southwest of the county heading into Dublin City, refer to Figure 5.2 in Section 5.2.8.

#### **5.4.3.1 Agriculture**

Rural Fingal's rich agricultural land is home to well-developed agriculture industries and centres of local food production. Agricultural activity in Fingal includes tillage of cereals and other crops, pasture and dairy.

Fingal's ties to the agri-food sector plays a vital role in the local and national economy and clusters of horticulture and agri-food production is evident in the north of the county. These include Keelings, Country Crest, Sam Dennigan, Keogh's and Donnelly's.

Land use patterns from agriculture to uses for residential developments, business parks and light industry can result in the loss of hedgerow boundaries and alteration or culverting of stream channels. The loss of agricultural and soil resources close to the metropolitan area of Dublin also increases dependency on imported food produce with corresponding increased 'food miles' and higher carbon emissions.

#### **5.4.3.2 Forestry and Woodlands**

Woodlands, trees, and hedgerows, all offer opportunities for biodiversity protection, urban place enhancement, and mitigation for (and adaptation to) climate change. Forests and woodlands are a natural resource which can provide commercial, recreational, environmental, amenity and aesthetic benefits to the county. Forestry can provide a supplementary form of farm activity through planting maintenance and harvesting and can also provide a sustainable construction material and a source of renewable energy.

Ancient woodlands are present in Fingal at Knockmaroon, Luttrellstown and St. Catherine's Park in the Liffey Valley and in Santry Demesne, the latter two areas are also included in Fingal County Council's park network. These areas are known to have plant species indicative of old woodland,

such as toothwort and yellow archangel (a Red Data Book species) and Hairy St. John's-wort (a protected species).

FCC manages approximately 2,000ha of public open space and many public parks in the county have significant stands of woodland framing important and often iconic landscapes. Tree canopy cover across Fingal, which has predominantly rural land cover (74%) is estimated at 6.5%. There are 70,000 Council owned / managed trees in Fingal. Approximately 20% of the publicly owned open space within the county i.e. 400ha of land is occupied by woodland<sup>40</sup>.

The revision of FCC's Tree Strategy 'Forest of Fingal', is an indication of the Council's continued commitment to looking after one of its most important natural resources and assets, its trees<sup>41</sup>.

#### 5.4.4 Soils

Soil is a non-renewable resource that performs many vital functions: food, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance.

The Irish **Soil Information System** (SIS) concludes a 5 year programme, supported by the EPA<sup>42</sup> and Teagasc, to develop a 1:250,000 scale national soil map<sup>43</sup>. The Irish Soil Information System adopted a unique methodology combining digital soil mapping techniques with traditional soil survey application.

Geological Survey Ireland (GSI) runs 'Tellus'<sup>44</sup> a national programme to gather geochemical and geophysical data across Ireland - specifically to examine the chemical and physical properties of our soil, rocks and water.

The soil cover within Fingal is characterised by fine loamy drifts with limestones and siliceous stones. Clayey soils occur towards the north of Fingal. Urban / made ground is interspersed throughout the county, particularly along the coast and in the south of the county, reflecting settlement patterns. The coastal areas are by their nature characterised by the presence of rock outcroppings, beaches,

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<sup>40</sup> FCC (2021b).

<sup>41</sup> FCC (2021b).

<sup>42</sup> STRIVE Research Programme 2007-2013.

<sup>43</sup> EPA (2021k).

<sup>44</sup> <https://www.gsi.ie/en-ie/programmes-and-projects/tellus/Pages/default.aspx>

sand dunes and tidal / marshy areas. Soils in the river valleys are comprised of riverine alluviums with marine alluviums deposited near the coast. Refer to Figure 5.5 for the SIS map for Fingal.

Information on **subsoils** is available from the EPA's Soil and Subsoil Mapping Project in conjunction with the Geological Survey Ireland (GSI) and Teagasc. Much of the subsoil in Fingal, as shown in Figure 5.6, is derived from variable Carboniferous-age limestone parent material, present across the majority of the mid to southern parts of the county. The subsoils in the northern part of the county is predominantly derived from Namurian (mid- Carboniferous) age sandstone and shale tills, with subsoils in the far north of Fingal derived from Cambrian-Silurian (lower Palaeozoic) age sandstones and shales.

In some areas of the county, soil has been polluted and contaminated by development which has not followed good environmental practice and / or which has not been serviced by the appropriate infrastructure. There are a number of sites, such as old landfills which have adversely affected the adjoining soil resources.

The potential for disturbance of soils during infrastructural development can lead to the loss of soils along with compaction of soils due to operations of heavy machinery. Loss of soils and sediment to water courses can lead to sediment issues such as an increase in suspended solids, which can impact on water quality. Human activity is also a significant driver of soil degradation through poor or inappropriate land management practices. Practicing sustainable land management and soil conservation principles needs to be at the heart of the planning process, which means shifting away from a reliance on zoning of greenfield lands towards more brownfield development opportunities in and around our major cities and towns<sup>45</sup>.

#### **5.4.4.1 Contaminated Soils**

In the absence of mitigation, contaminated materials have the potential to adversely impact upon human health, water quality and biodiversity including habitats and species. There is potential for contamination at sites within Fingal, especially where land use (such as landfills and Seveso sites) occurred in the past in the absence of environmental protection legislation.

Due to a mixture of historic landfills and land reclamation, there are a number of locations in the county where contaminated land arises. Decontamination activities should ensure there is no off-

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<sup>45</sup> EPA (2020a).

site migration of contaminants via runoff, soils or groundwater and the area is available for use. Balleally landfill has been redeveloped as Rogerstown Park, which opened in 2019. Dunsink landfill is now in its aftercare phase, and will also be developed as a regional park.

#### **5.4.4.2 Extractive Industries**

In planning for quarries, a balance must be sought between permitting extraction to meet economic demands and the prevention of undue harm to the environment and amenities. Extraction activity should not have adverse impacts on Natura 2000 sites and geological features of national and international importance. Likewise it is important that we don't sterilise reserves by building where there are rare reserves.

Extractive industries by their nature can give rise to detrimental environmental and residential amenity effects including traffic generation, vibration, dust, noise, water pollution, visual intrusion and loss of groundwater supplies.

Quarrying has been historically undertaken throughout the county due to the presence of deep deposits of sand, gravel and bedrock. There are four quarries in Fingal including: Cook Quarry, Howth (QS-00345); Feltrim Quarry, Swords (QS-00348); Huntstown Quarry, Finglas (QS-00347); and Kilshane Quarry, Baylane (QS-00346).

The Geological Survey, Ireland's (GSI) active quarries database notes that the Huntstown and Feltrim Quarries were active as of 2015.

Guidelines for Planning Authorities on Quarries and Ancillary Activities published by the Department of the Environment, Heritage and Local Government (DEHLG) in 2004 and a number of other guidelines relating to quarrying have been produced by various bodies for example 'Geological Heritage Guidelines for the Extractive Industry'<sup>46</sup>, 'Guidelines for the Preparation of Soils, Geology and Hydrogeology Chapters of Environmental Impact Statements'<sup>47</sup> and 'Wildlife, Habitats and the Extractive Industry'<sup>48</sup> to provide guidance on the management of extractive industries.

#### **5.4.4.3 Historic Landfills**

Historic landfills have the potential to seriously pollute the environment through soil and groundwater contamination by the leachate. The leachates, in particular those generated by

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<sup>46</sup> GSI (2008).

<sup>47</sup> IGI (2013).

<sup>48</sup> DEHLG (2006).

hazardous wastes, can migrate through the soil and reach ground or surface waters which could result in serious implications for the environment and human health. Gas emissions can also pose a risk to air quality and therefore human health and biodiversity.

There are a number of historic landfill sites, all classified as moderate to low risk, that have been identified in Fingal, these are:

- Barnageeragh, Skerries
- Curkeen Quarry, Ballykea
- St Doolagh's Quarries
- Burrow Road, Sutton
- Porterstown, Sutton
- Tolka River Park, Blanchardstown
- Castlemoate House
- Nevitt
- Belcamp Lane
- Fancourt.

#### **5.4.4.4 Seveso Sites**

The Seveso III Directive (European Directive 2012/18/EU) and the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (S.I. No. 476 of 2000) apply to companies where dangerous substances are present in quantities equal to or above specified thresholds. There are two thresholds, a lower one of 50 tonnes ('lower tier sites') and a higher one of 200 tonnes ('upper tier sites'). Lower tier sites are required to have a Major Accidents Prevention Policy and a Safe Work Systems Plan. Upper tier sites are required to carry out, in conjunction with the local competent authority (which includes the Health Service Executive (HSE), the Local Authority and An Garda Síochána) a Major Accidents External Emergency Plan.

Emergency Plans must take full account of objectives established for nearby waters in river basin plans. The legislation deals with the prevention of major accidents. In the Fingal administrative area there are four Upper Tier sites and five Lower Tier sites<sup>49</sup>. The size of the safety buffer around each SEVESO plant depends on the nature and scale of activity on the site. Refer to Table 5.3.

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<sup>49</sup> HSA (2021).



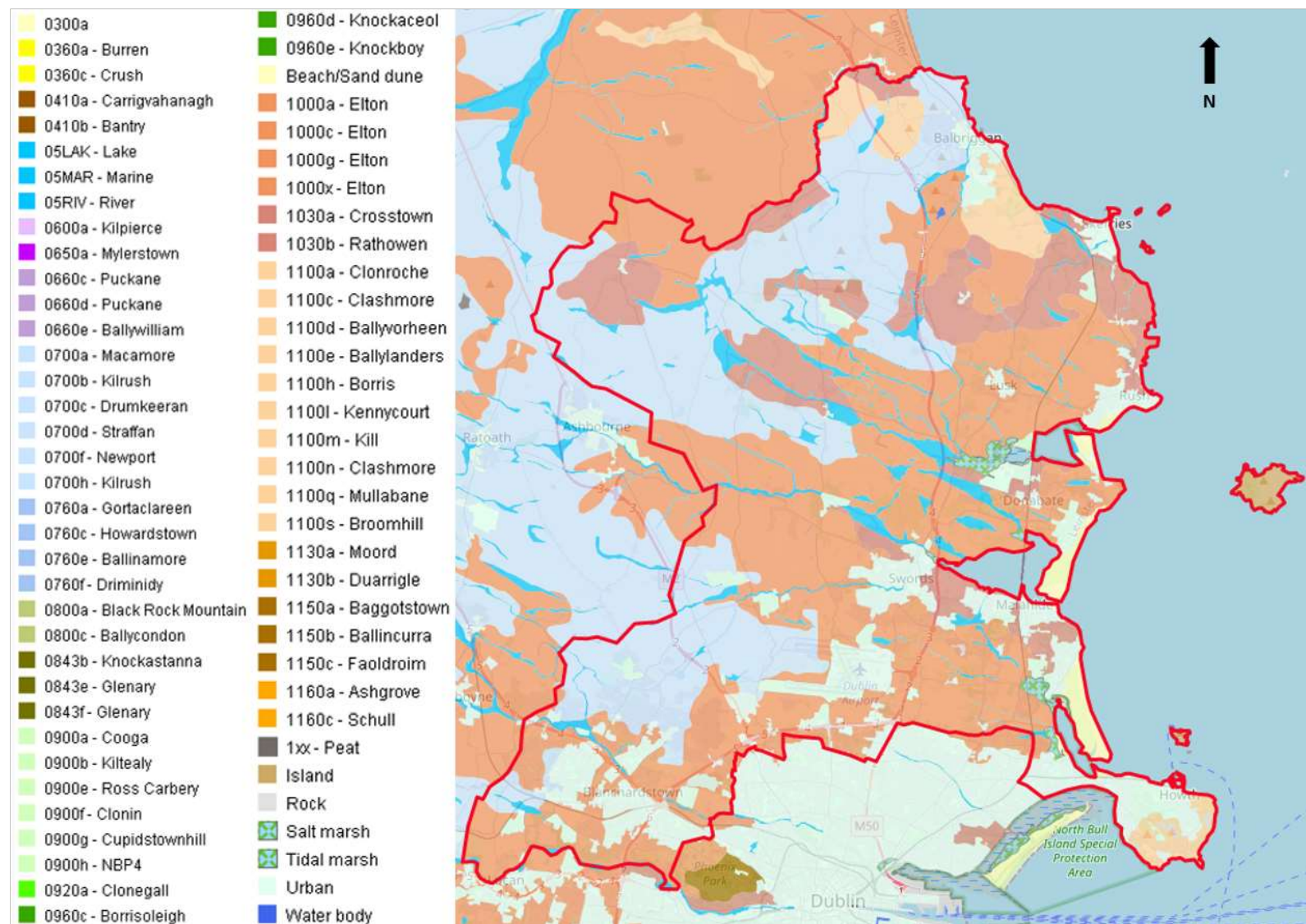
**Table 5.3: Seveso Sites in the Fingal Administrative Area**

Upper Tier Seveso Sites		
Site Name	Address	Consultation Distance
Barclay Chemicals Manufacturing Ltd.	Damastown Way, Damastown Industrial Park, Mulhuddart, Dublin 15	1,000m
Chemco Ireland Ltd.	Damastown Rise, Damastown Industrial Estate, Dublin 15	700m
Contract & General Warehousing Ltd.	Westpoint Business Park, Navan Rd. Mulhuddart, Dublin 15	700m
Guerbet Ireland ULC	Damastown Industrial Estate, Mulhuddart, Dublin 15	1,000m
Lower Tier Seveso Sites		
Astellas Ireland Co. Ltd.	Damastown Road, Damastown Industrial Park, Mulhuddart, Dublin 15	1,000m
Clarochem Ireland Ltd.	Damastown, Mulhuddart, Dublin 15	1,000m
Exolum Aviation Ireland Ltd.	Fuel Farm Facility, Corballis Road South, Dublin Airport, Fingal, Co. Dublin	500m
Gensys Power Ltd.	Huntstown Power Station, Huntstown Quarry, Finglas, Dublin 11	300m
SK Biotek	Watery Lane, Swords, Co. Dublin	1,000m

#### 5.4.4.5 Landslides

Fingal has a low landslide risk as much of the county is low-lying ground. According to Geological Survey, Ireland landslide susceptibility mapping, the vast majority of the county has been rated as having 'low' landslide susceptibility, with the risk rising to 'moderately low' in isolated patches throughout the county. There are two recorded landslide within Fingal; these occurred in 1999 and 2016 in Diswellstown (Knockmaroon Glen Quarry) and Lucan (rear of the cement factory). Refer to Figure 5.7.

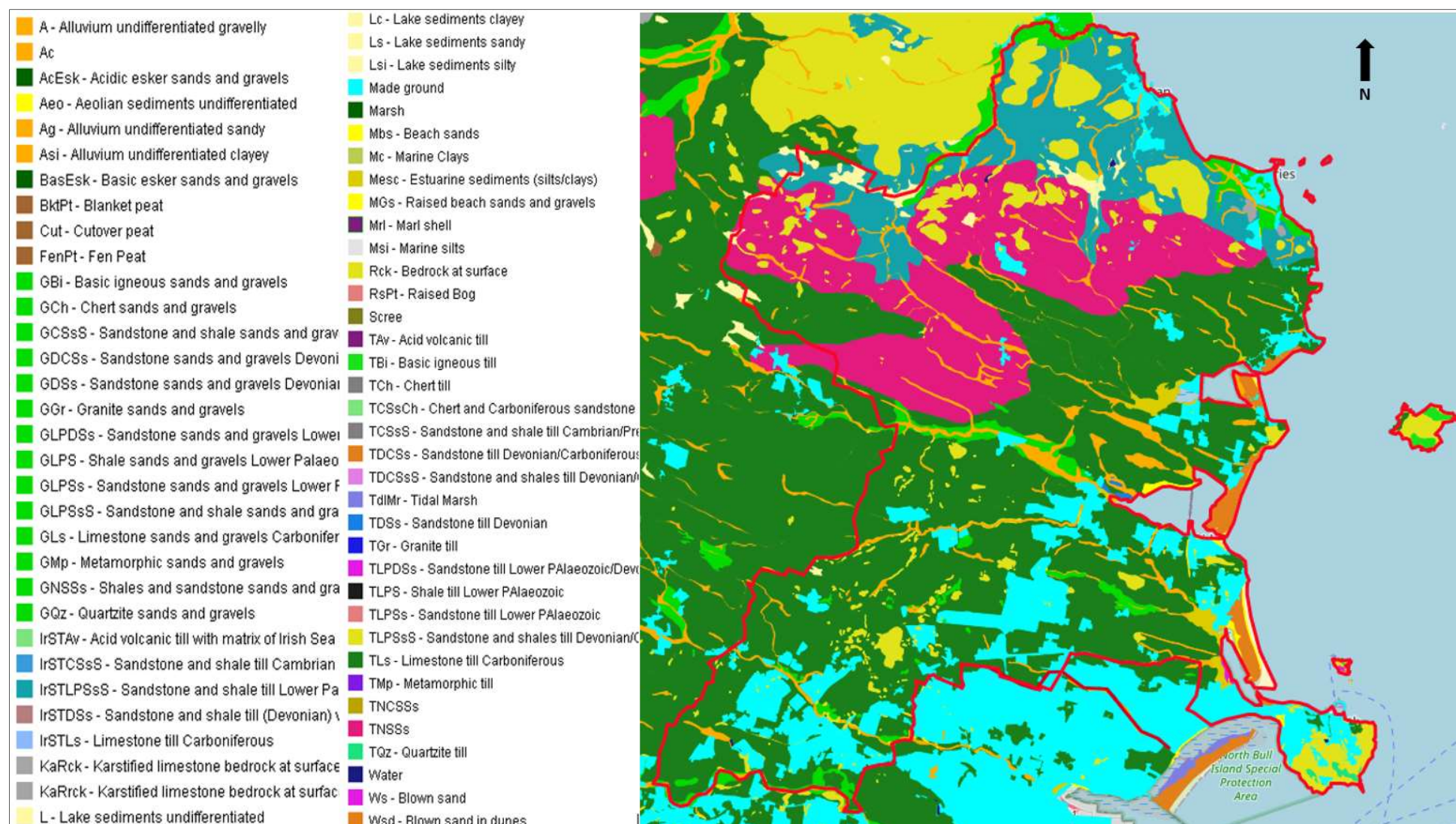
Figure 5.5: Soil Information System (SIS) National Soils Map for Fingal<sup>50</sup>



<sup>50</sup> EPA Maps (2023). Source OpenStreet Maps.

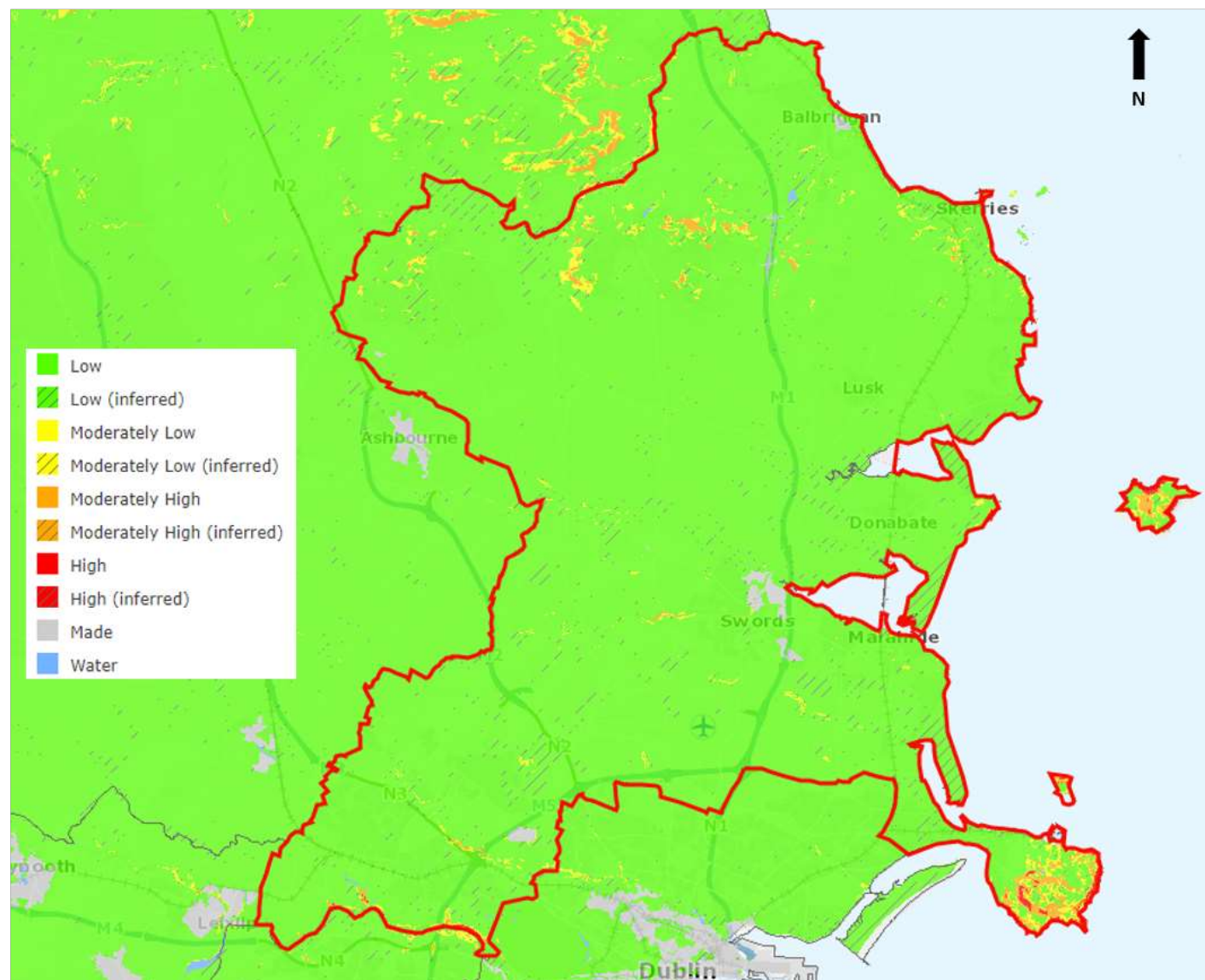


Figure 5.6: Teagasc Subsoils Map for Fingal<sup>51</sup>



<sup>51</sup> EPA Maps (2023). Source OpenStreet Maps.

Figure 5.7: GSI Landslide Susceptibility for Fingal<sup>52</sup>



<sup>52</sup> GEOHIVE. Environmental Sensitivity Mapping (2021).

### 5.4.5 Geology

Geological Survey, Ireland (GSI) provides information available on bedrock, subsoil, aquifer classifications and vulnerability. Numerous natural factors influence the composition of soils, notably bedrock, climate and topography. Geological understanding and interpretation is best achieved on the ground at sites where rocks and landforms are displayed. GSI also maintains specific information and datasets<sup>53</sup> on Aggregate Potential Mapping, Bedrock mapping, Quaternary and Physiographic mapping, National Aquifer and Recharge mapping all of which are useful for planning and assessing the environmental aspects of projects.

The oldest bedrock in Fingal is Cambrian (lower Palaeozoic) in age, and comprised of hard quartzites, forming the outcrops at Howth head and Ireland's Eye. Ordovician age volcanics along the east coast are related to a time of volcanic activity, with Lambay Island representing the remnants of an extinct volcano. The majority of the bedrock underlying the rest Fingal is comprised of various bedded and un-bedded limestone formations which were deposited during the early Carboniferous period, when the eastern part of Ireland underwent uplift and erosion. Subsequent subsidence over millions of years coupled with changing sea levels resulted in the deposit of shallow and then deeper marine sediments accumulating across much of the county. Much of the bedrock, especially on lower ground is covered by a layer of Quaternary-age sediments (2.6 million years ago to present) and much of this material is glacial till and alluvial in nature.

The Irish Geological Heritage (IGH) Programme is currently identifying and selecting the very best national sites for Natural Heritage Area (NHA) designation, to represent the country's geology. The IGH is also identifying many sites of national or local geological heritage importance, which are classed as County Geological Sites (CGS), although these will not receive statutory protection of NHA sites. CGS do not receive statutory protection like Natural Heritage Areas (NHA) but receive an effective protection from their inclusion in the planning system. Some of these sites overlap with SACs and some are already pNHAs.

The Geological Heritage Audit of Fingal was completed in 2007, which identifies 21 no. geological sites of interest in the county. The list of County Geological Sites for Protection is set out in Table 5.4 below. The Geological Survey of Ireland also noted Huntstown Quarry as a County Site.

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<sup>53</sup> <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>



Table 5.4: Geological Heritage Sites in Fingal <sup>54</sup>

No.	IGH <sup>55</sup> Theme	Site Name	Description
1	IGH 1, 2, 4, 7, 12 (Karst, Precambrian to Devonian Palaeontology, Cambrian-Silurian, Quaternary, Mesozoic and Cenozoic)	Portrane Shore	Coastal cliffs and foreshore. Ordovician volcanic lavas and associated debris flows, slumped limestones, palaeokarstic doline and Silurian sandstones. There is a very small exposure of earliest Carboniferous conglomerate.
2	IGH 2, 4 (Precambrian to Devonian Palaeontology, Cambrian - Silurian)	Fancourt Shore	Coastal cliffs and foreshore. Silurian slates and greywacke sandstones.
3	IGH 2, 4 (Precambrian to Devonian Palaeontology, Cambrian-Silurian)	Lambay Island	Entire island with extensive coastal cliffs and inland natural exposures of rock. Upper Ordovician andesite and associated volcanic rocks, with fossiliferous limestones at Kiln Point and shales at Heath Hill.
4	IGH 3, 8 (Carboniferous to Pliocene Palaeontology, Lower Carboniferous)	Curkeen Hill Quarry	Disused quarry used as a landfill site. Lower Carboniferous (Late Tournaisian to Lower Viséan) mudbank limestone.
5	IGH 8, 3 (Lower Carboniferous, Carboniferous to Pliocene Palaeontology)	Feltrim Quarry	A working quarry on Feltrim Hill. Lower Carboniferous (Waulsortian) limestone with shale from the Tober Colleen Formation.
6	IGH 3, 8 (Carboniferous to Pliocene Palaeontology, Lower Carboniferous)	Malahide Coast	Coastal Section. Lower Carboniferous limestone and shale of the Malahide Formation and Tober Colleen Formation.
7	IGH 3, 8 (Carboniferous to Pliocene Palaeontology, Lower Carboniferous)	Skerries to Rush	Coastal cliff and foreshore section. Lower Carboniferous (Visean) limestone, shale and conglomerate.
8	IGH 4 (Cambrian – Silurian)	Ardgillan House Boulder	Single large boulder placed beside path from public car park to Ardgillan House. Ordovician pillow lavas, weathered to show concentric patterns within pillows.

<sup>54</sup> GSI (2007).<sup>55</sup> Irish Geological Heritage Theme

No.	IGH <sup>55</sup> Theme	Site Name	Description
9	IGH 4, 7 (Cambrian-Silurian, Quaternary)	Bottle Quay	Coastal cliffs and foreshore section. Cambrian quartzite and mudstone of the Drumleck Formation with overlying Quaternary sediments.
10	IGH 4, 12 (Cambrian-Silurian, Mesozoic and Cenozoic)	Hill of Howth	Valleys and rock outcrops on the Hill of Howth. Cambrian quartzite and mudstone mélange of the Drumleck Formation and polymict mélange of the Elsinore Formation.
11	IGH 4 (Cambrian-Silurian)	Ireland's Eye	Entire island with cliff sections and inland outcrop exposures. Cambrian greywacke, sandstone and quartzite of the Bray Group.
12	IGH 4 (Cambrian – Silurian)	Shenick's Island	Coastal exposures around an island. Ordovician andesite, tuffs, shales with an undated red breccia.
13	IGH 8 (Lower Carboniferous)	Balscadden Bay	Coastal cliffs within a small bay area. Lower Carboniferous limestone and Cambrian polymict mélange (an ill-assorted mixture of various fragmented rock types).
14	IGH 8 (Lower Carboniferous)	Claremont Strand	Coastal and foreshore section. Lower Carboniferous (Waulsortian) limestone.
15	IGH 8 (Lower Carboniferous)	Milverton Quarry	Working quarry. Lower Carboniferous (Viséan) limestone and shale of the Holmpatrick Formation.
16	IGH 8 (Lower Carboniferous)	Nags Head Quarry	Large working quarry. Lower Carboniferous (Viséan) limestone, shale and sandstone.
17	IGH 9 (Upper Carboniferous)	Balrickard Quarry	A disused quarry. Upper Carboniferous (Namurian) sandstone and shale of the Balrickard Formation.
18	IGH 9 (Upper Carboniferous and Permian)	Walshestown Stream Section	Rock exposures in the banks of a stream over a distance of 1.5km. Upper Carboniferous (Namurian) shale, sandstone and limestone of the Walshestown and Balrickard Formations.
19	IGH 11 (Igneous intrusions)	Rockabill	Two entire islands. Caledonian granite.
20	IGH 13 (Coastal Geomorphology)	Malahide Point	Dunes and a sand / shingle spit. Recent geomorphological landforms.
21	IGH 16 (Hydrogeology)	Mulhuddart Well	Cold spring. The water is presumably derived from either shallow bedrock or Quaternary deposits.

#### 5.4.6 Existing Land, Soils and Geology Issues

Changes to land and soils from both natural processes and human activities contribute to their dynamic and evolving nature. The physical, biological and/or chemical degradation of soils, can cause direct loss of soil, and indirectly impact ecologically essential soil processes, reduce productive capacity and deplete soil quality and biodiversity.

Existing land, soil and geology issues / pressures with environmental considerations under the existing Plan include

- **Soil** - the loss / damage of soil from the construction of greenfield sites for development.
- **Soil** - contamination can occur from unauthorised waste-related activities, leakages and accidental spillages of chemicals. Technical and financial constraints on development and the threat contaminated soils pose to the health of the population.
- **Soil** - erosion of soils in the county from intensive agricultural / forestry practices, quarrying activities (including for sand from sensitive areas in the east of the county) and road and major infrastructural projects.
- **Soil** - the protection of soil and the need for a Soil Protection Strategy.
- **Soil** - local pollution of soil from the use of septic tanks systems to treat wastewater, from poorly maintained systems.
- **Soil** - disturbance of contaminated soils could result in potential for water pollution and potential further land contamination.
- **Soil sealing** - covering of the ground by an impermeable material. Soil sealing can potentially put biodiversity at risk, increase the risk of flooding and prevents natural drainage.
- **Pressure on soil** - from land-use change, intensification of agriculture, erosion, overgrazing, disposal of organic wastes to soils, afforestation, industry and urbanisation.
- **Land Management** - conversion of land / sites can release CO<sub>2</sub> into the atmosphere and further reduce areas of 'carbon sinks'.
- **Geological Heritage** - the protection of sites of geological importance within the county, see Table 5.4.
- **Climate change** - carbon stored in soils plays an important role in maintaining soil functionality, in water and air quality and in climate change. Proper land use management is essential to prevent carbon stored in soil from being released into the atmosphere.



- **Groundwater** - rock types in the county that provides for a productive groundwater aquifer.

## 5.5 Water Quality

### 5.5.1 Introduction

Water is fundamental to all life; for humans, plants and animals alike. It is also critical in economic terms in generating and sustaining wealth in a number of key areas such as agriculture, fishing, power generation, industry, transport and tourism. However, it is also a fragile resource requiring protection.

The Water Framework Directive (WFD) is an important piece of environmental legislation which aims to improve water quality. It applies to rivers, lakes, groundwater, estuaries and coastal waters. Likewise River Basin Management seeks to ensure that our natural waters are sustainably managed, that freshwater resources are protected so that there is no further deterioration; and where required, Ireland's rivers, lakes and coastal water bodies are restored to good ecological status.

Nearly half of the surface waters in Ireland are failing to meet the legally binding water quality objectives set by the EU Water Framework Directive because of pollution and other human disturbance<sup>56</sup>. The 2021 EPA (Water Quality in 2020, An Indicators Report) assessment of water quality in Ireland, finds that surface waters and groundwater's continue to be under pressure from human activity; particularly from nitrogen and phosphorous from urban wastewater discharges and agriculture<sup>57</sup>.

For the purposes of this section, the water environment is taken to include natural features such as **lakes, rivers, streams, coastal** (all surface waterbodies) and **ground waterbodies**. In addition **flooding** is also dealt with in this section. Wastewater treatment and drinking water are discussed under Material Assets in Section 5.9 of this report.

Fingal is traversed by a number of rivers and their tributaries including the River Liffey, River Tolka, River Ward, Broadmeadow River, Delvin River, Mayne River and Sluice River which are important fisheries and wildlife resources as well as being important for the ongoing provision of water services and for the management of flood risk. Other important river corridors include the River Matt, River Corduff, River Ballyboghil and River Santry. Fingal has no natural lakes. Therefore it is

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<sup>56</sup> EPA (2020a).

<sup>57</sup> EPA (2021m).

important that the county's drinking water supply resources are protected so that reliable, safe and good quality water supplies are always available.

Fingal County Council (FCC) is responsible for surface water management and aquifer protection in the County, with the Office of Public Works (OPW) having responsibility for flood risk management.

## 5.5.2 Legislation

### 5.5.2.1 Water Framework Directive (WFD)

The EU Water Framework Directive (WFD) (2000/60/EC) establishes a framework for the protection of both surface water and groundwater waterbodies. Since 2000, Water Management in the EU has been directed by the Directive, which was transposed into Irish law under the European Communities (Water Policy) Regulations 2003 (S.I. No. 722 of 2003). This legislation requires governments to take a holistic approach to managing all their water resources based on natural geographic boundaries, i.e. the river catchment or basin. The WFD establishes a common framework for the sustainable and integrated management of all waters covering groundwater, inland surface waters, transitional waters and coastal waters. The WFD requires Member States to manage all of their waters and ensure that they achieve at least 'good status' by 2015 and beyond. The ultimate deadline for Member States for achievement of 'good' status is 2027 at the latest.

The strategies and objectives of the WFD in Ireland have influenced a range of national legislation and regulations. These include the following:

- European Communities (**Water Policy**) Regulations, 2003 (S.I. No. 722 of 2003).
- European Union (**Drinking Water**) Regulations 2014 (S.I. 122 of 2014).
- European Communities Environmental Objectives (**Surface Waters**); Regulations, 2009 (S.I. No. 272 of 2009 as amended by S.I. No. 77 of 2019).
- European Communities Environmental Objectives (**Groundwater**) Regulations, 2010 (S.I. No. 9 of 2010 as amended by S.I. No. 366 of 2016).
- European Union (**Good Agricultural Practice for Protection of Waters**) Regulations, 2017 (S.I. No. 605 of 2017 as amended by S.I. No. 65/2018, S.I. No. 40/2020, S.I. No. 529/2020, S.I. No. 749/2021 and S.I. No. 393/2022).
- European Communities (**Technical Specifications for the Chemical Analysis and Monitoring of Water Status**) Regulations, 2011 (S.I. No. 489 of 2011).

Under Article 6 of the WFD ANNEX IV **Protected Areas** are identified as those requiring special protection under existing national or European Legislation, either to protect their surface water or groundwater, or to conserve habitats or species that directly depend on those waters. Refer to Section 5.2.10 of this report.

#### 5.5.2.2 Groundwater Directive

The EU Groundwater Directive (2006/118/EC) was adopted by the European Parliament in June 2006. The Groundwater Directive uses a holistic approach to groundwater by addressing the relationships between groundwater, surface water and ecological receptors. The Groundwater Directive complements the WFD setting up environmental objectives of ‘good’ groundwater quantitative and chemical status, as well as ensuring a continuity to the Directive 80/68/EEC on the protection of groundwater against pollution caused by dangerous substances, which is due to be repealed by the end of 2013<sup>58</sup>.

#### 5.5.3 River Basin Management Plan

For the purpose of implementing the Water Framework Directive (WFD), Ireland was divided into eight River Basin Districts (RBDs) or areas of land that are drained by a large river or number of rivers and the adjacent estuarine / coastal areas. The first cycle of the **River Basin Management Plan (RBMP)** ran from **2009-2015**, where the eight RBDs devised separate plans with the objective of achieving at least ‘good’ status for all waters by 2015.

Under the second cycle of the **RBMP 2018-2021**, all eight RBDs have merged to form one national RBD. The Third Cycle Draft River Basin Management Plan 2022-2027 is currently nearing completion.

The RBMP sets out the actions that Ireland will take to improve water quality and achieve ‘good’ ecological status in waterbodies (rivers, lakes, estuaries and coastal waters) by 2027. The impacts of a range of pressures were assessed including diffuse and point pollution, water abstraction and morphological pressures (e.g. water regulation structures). The purpose of this exercise was to identify waterbodies at risk of failing to meet the objectives of the WFD and include a programme of measures to address and alleviate these pressures. Ireland is required to produce a RBMP under the WFD.

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<sup>58</sup> EC (2019).

Water quality data is also collected by the EPA to provide an overall status of water quality. The monitoring programme, as part of the WFD, assesses water quality but also water trends of rivers in relation to their ecological status and includes biological, physico-chemical and hydromorphological status. The WFD status of rivers ranges from ‘high’ to ‘bad’. The EPA also undertakes water quality surveys for transitional and coastal waterbodies.

A catchment is an area of land contributing to a waterbody, with all the water ultimately running off to a single outlet. The WFD requires water quality management to be based on natural river catchments i.e. by reference to the natural, environmental unit rather than by reference to administrative or legal boundaries, which often fragment river catchments. Table 5.5 lists the WFD Catchments and WFD Sub-Catchments in the Plan area.

**Table 5.5: WFD Catchments and Sub-Catchments in the Plan Area**<sup>59</sup>

Catchment (WFD Catchment Code)	Sub-catchment Name_WFD Sub-catchment Code
Nanny-Delvin (08)	Delvin_SC_010
	Palmerstown_SC_010
	Ballough[Stream]_SC_010
	Broadmeadow_SC_010
	Nanny[Meath]_SC_010
Liffey and Dublin Bay (09)	Mayne_SC_010
	Tolka_SC_010
	Tolka_SC_020
	Liffey_SC_100

#### 5.5.4 Surface Water Quality Status

The WFD defines ‘overall surface water status’ as the general status of a body of **surface water**, determined by the poorer of its ecological status and its chemical status. In order to achieve ‘good

<sup>59</sup> EPA Maps (2023).

surface water status' both the ecological status<sup>60</sup> and the chemical status<sup>61</sup> of a surface waterbody need to be at least 'good'.

The latest EPA reports on water quality are the 'Water Quality in Ireland 2016-2021' report (2022) and 'Water Quality in 2020 - An Indicators Report' (2021). These reports contains the most up-to-date and comprehensive assessments of the ecological health of Ireland's rivers, lakes, canals, ground waters, transitional waters and coastal waters collected over a six-year period between 2016-2021.

The last full EPA assessment of water quality (Water Quality in Ireland 2016-2021) found that just over half of the rivers and lakes were in satisfactory ecological health and overall water quality had declined since the previous assessment.

The latest EPA report (2021)<sup>62</sup> results show that 57.0% of river waterbodies assessed (1,336), over the period 2017-2020, were in either 'good' or 'high' biological quality. The remaining 43.0% (1,019) were 'moderate', 'poor', or of 'bad' biological quality<sup>63</sup>. The number of seriously polluted 'bad' status river waterbodies has reduced to two. Of the 1,836 (out of 2,355) river waterbodies assessed in 2019 and 2020, 345 improved in quality and 230 declined, resulting in net improvement in quality of 115 river waterbodies<sup>64</sup>. The main problem damaging Irish waters is the presence of too much nutrients such as phosphorus and nitrogen which come primarily from agriculture and urban wastewater.

The EPA report indicates that of the monitored **transitional waterbodies**, 30 transitional waterbodies (38%) are in 'high' or 'good' ecological status and 49 (62%) are in 'moderate' or worse ecological status. Six of these waterbodies are in 'bad' ecological status and 14 are in 'poor' ecological status.

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<sup>60</sup> **Ecological status** is an expression of the structure and functioning of aquatic ecosystems associated with surface waters.

<sup>61</sup> **Chemical Status** is a pass/fail assignment with a failure defined by a face-value exceedance of an Environmental Quality Standards (EQS) for one or more Priority Action Substances (PAS) listed in Annex X of the Water Framework Directive (WFD).

<sup>62</sup> EPA (2021m).

<sup>63</sup> EPA (2021m).

<sup>64</sup> EPA (2021m).

The EPA report indicates that for **coastal waters**, 36 monitored coastal waterbodies (80%) are in 'high' or 'good' ecological status, with nine (20%) at less than 'good' status. The majority (93%) of the surface area of coastal waters are in 'high' or 'good' ecological status.

The Blue Dots Catchment Programme has been established under the current RBMP specifically to improve the protection and restoration of these 'high' ecological status waterbodies.

The European Communities Directive 2000/60/EC, establishing a framework for community action in the field of water policy, commonly known as the Water Framework Directive (WFD).

#### 5.5.4.1 Surface Water Quality Status in Fingal

Surface water quality is monitored periodically by the EPA at various regional locations along principal and other smaller watercourses.

The status of the **river waterbodies** in the Plan area ranges from 'good' to 'poor' during the 2016-2021 monitoring period. The latest EPA (2021) 'Water Quality in 2020 - An Indicators Report' indicates that in Fingal 6% of its rivers had a 'moderate' status, while 8% had 'poor' status.

In accordance with the WFD, each river catchment is assessed by the EPA and a Water Management Plan detailing the programme of measures was put in place for each. Currently, the EPA classifies the WFD river waterbody risk score of 1a, 'at risk of not achieving good status'.

Fingal is traversed by a number of rivers and their tributaries including the River Liffey, River Tolka, River Ward, Broadmeadow River, Delvin River, Mayne River and Sluice River.

The **River Liffey** source is located in Wicklow and the river drains lands in Wicklow, Kildare, South Dublin, Fingal and Dublin City. The river flows in an easterly direction through Fingal. Part of the River Liffey water quality status is 'poor' as it flows through Fingal, and is 'at risk of not achieving good status'.

The **River Tolka** rises near Dunshaughlin in Co. Meath and flows in a south-easterly direction for c. 22km before entering the sea at Clontarf on the north side of Dublin City. The River Tolka water quality status is 'poor', as it flows through Fingal, and is 'at risk of not achieving good status'.

The **River Ward** flows in an easterly direction and it is a tributary of the Broadmeadow River. The River Ward flows into the sea at Swords, Co. Dublin. The River Ward water quality status is 'moderate', as it flows through Fingal, and is generally at 'at risk of not achieving good status'.

The **Broadmeadow River** has its source north of Dunshaughlin in Co. Meath and flows for c. 24km across agricultural land before it reaches the sea, north of Swords, at the Broadmeadow Estuary. The Broadmeadow River water quality status is 'moderate', as it flows through Fingal, and is 'at risk of not achieving good status'.

The **Delvin River** rises close to the Meath-Dublin border near the village Naul and flows in a north-easterly direction for c. 16km before entering the sea close to Balbriggan Co. Dublin. The Delvin River water quality status ranges from 'moderate' to 'poor', as it flows through north Fingal, and is 'at risk of not achieving good status'.

The **Mayne River** flows in an easterly direction into the sea at Baldoyle Bay / Mayne Estuary. The Mayne River has a 'poor' water quality status and is 'at risk of not achieving good status'.

The **Sluice River** rises to the north of Dublin Airport and flows in an easterly direction into Baldoyle Bay / Mayne Estuary. The Sluice River water quality status is 'poor' and the waterbodies risk status is 'under review'. Refer to Figure 5.8.

Other river corridors within the Plan area include the River Matt (Unassigned and 'at risk'); River Ballyboghil (Poor and 'at risk'); and River Santry (Poor and 'at risk').

The WFD status of the **transitional waterbodies** in Fingal ranges from 'poor' to 'moderate' during the 2016-2021 monitoring period, with Baldoyle Bay, Malahide Estuary and North Bull Island transitional waterbody assigned 'moderate' status during the same period. The transitional waterbodies in Fingal are the:

- Rogerstown Estuary (IE\_EA\_050\_0100) (Poor and 'at risk of not achieving good status').
- Broadmeadow Estuary (IE\_EA\_060\_0100) (Moderate and 'at risk of not achieving good status').
- Baldoyle Bay / Mayne Estuary (IE\_EA\_080\_0100) (Moderate and under review<sup>65</sup>).
- North Bull Island (IE\_EA\_090\_0100) (Moderate and under review).

The WFD status of the **coastal waterbodies** in Fingal ranges from 'good' to 'moderate' during the 2016-2021 monitoring period. The Malahide Bay coastal waters are 'at risk of not achieving good status'. The coastal waterbodies in Fingal are the: (Refer to Figure 5.8)

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<sup>65</sup> either because additional information is needed to determine their status before resources and more targeted measures are initiated or the measures have been undertaken.



- North-western Irish Sea (IE\_EA\_020\_0000) (Good).
- Rockabill (IE\_EA\_040\_0000) (Unassigned and under review).
- Malahide Bay (IE\_EA\_060\_0000) (Moderate and 'at risk of not achieving good status').
- Irish Sea (IE\_EA\_070\_0000) (Good).
- Dublin Bay (IE\_EA\_090\_0000) (Good).

### 5.5.5 Coastal Waters

Coastal waters are important for tourism, for bathing locations and for supporting marine wildlife. The process for monitoring and assessing **bathing water** quality is set out in the EU Bathing Water Directive (2006/7/EC) and transposed into Irish Legislation as the Bathing Water Regulations S.I. No. 79 of 2008.

In line with Directive 2014/89/EC (establishing a framework for maritime spatial planning), the Department of Housing, Local Government and Heritage, published the National Marine Planning Framework in July 2021<sup>66</sup>. It sets out a national strategy for the strategic planning and sustainable development in the maritime area for the purpose of achieving ecological, economic and social priorities (managing marine assets). Common terrestrial / marine policy areas include renewable energy, electricity networks, coastal and flood defences, fishing and aquaculture, ports and harbours, public access, tourism and recreation, protected sites and species, seascape and landscape.

Fingal's coastline is also a valuable amenity, and any recreational amenities along the coastline should be sustainably designed and carefully sited. The coastline extends from Kilbarrack Stream in the south of the county to the Delvin River located north of Balbriggan. It is characterised by a series of shallow bays between headlands with a variety of inlets, islands, harbours and beaches. It is the single most important natural resource in the county. It has significantly influenced the development of Fingal by providing a means of transportation for people and goods or a source of food and employment through the fishing industry. The coast also contains many sensitive ecosystems, ranging from sand dune systems to estuaries rich in marine and bird life.

#### 5.5.5.1 Bathing Waters

Bathing water is the term used for those locations where swimming or recreational use of beaches and lakes is practiced. In Ireland, bathing water information is compiled by the EPA from data

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<sup>66</sup> National Marine Planning Framework. (2021).

submitted from local authorities. During the bathing season (1 June to 15 September), water quality at each bathing area must comply with the minimum EU mandatory value and all bathing areas should endeavour to achieve the stricter EU guide values<sup>67</sup>.

There are ten designated bathing waters along the Fingal coastline, listed below. The most recent report on bathing water quality 'Bathing Water Quality in Ireland - A Report for the Year 2020'<sup>68</sup> sets out the status of Irish Seawater and Freshwater Bathing areas. The 2022 Annual Water Quality monitoring period results are:

- Balbriggan, Front Strand Beach (**Poor**);
- Skerries, South Beach (**Sufficient**);
- Loughshinny Beach (**Sufficient**);
- Rush, North Beach (**Excellent**);
- Rush, South Beach (**Excellent**);
- Portrane, the Brook Beach (**Excellent**);
- Donabate, Balcarrick Beach (**Excellent**);
- Portmarnock, Velvet Strand Beach (**Excellent**);
- Sutton, Burrow Beach (**Good**); and
- Claremont Beach, Howth (**Sufficient**).

In 2020, Portmarnock's Velvet Strand Beach was designated a **Blue Flag** for the 7th year in a row since 2014. Velvet Strand Beach was also awarded a Green Coast Award along with Burrow Beach Sutton. The Blue Flag is an international award for beach excellence with regard to water quality as well as other criteria including facilities for visitors, beach management and environmental education.

#### 5.5.5.2 Coastal Protection

The coast is an ever changing dynamic environment, subject to the continuous natural processes of erosion and deposition. While erosion is a normal occurrence in coastal areas, rates of erosion may

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<sup>67</sup> Bathing water is assessed for compliance with two sets of EU standards, as specified in the Directive (2006/7/EC), minimum quality standards (EU mandatory values) and more stringent quality targets (EU guide values).

<sup>68</sup> EPA (2021I).

be accelerated due to storm action, inappropriate development, pressures from leisure or recreational activities or the presence of man-made protection works<sup>69</sup>.

The Irish Coastal Protection Strategy Study (ICPSS) is a national study that was commissioned in 2003 with the objective of providing information to support decision making about how best to manage risks associated with coastal flooding and coastal erosion. The Study was completed in 2013 and provides strategic current scenario and future scenario (up to 2100) coastal flood hazard maps and strategic coastal erosion maps for the national coastline<sup>70</sup>.

GSI is undertaking a new coastal vulnerability mapping initiative. Currently the project is being carried out on the east coast and will be rolled out nationally. The output will provide for index-based mapping / visual representation of sensitive areas.

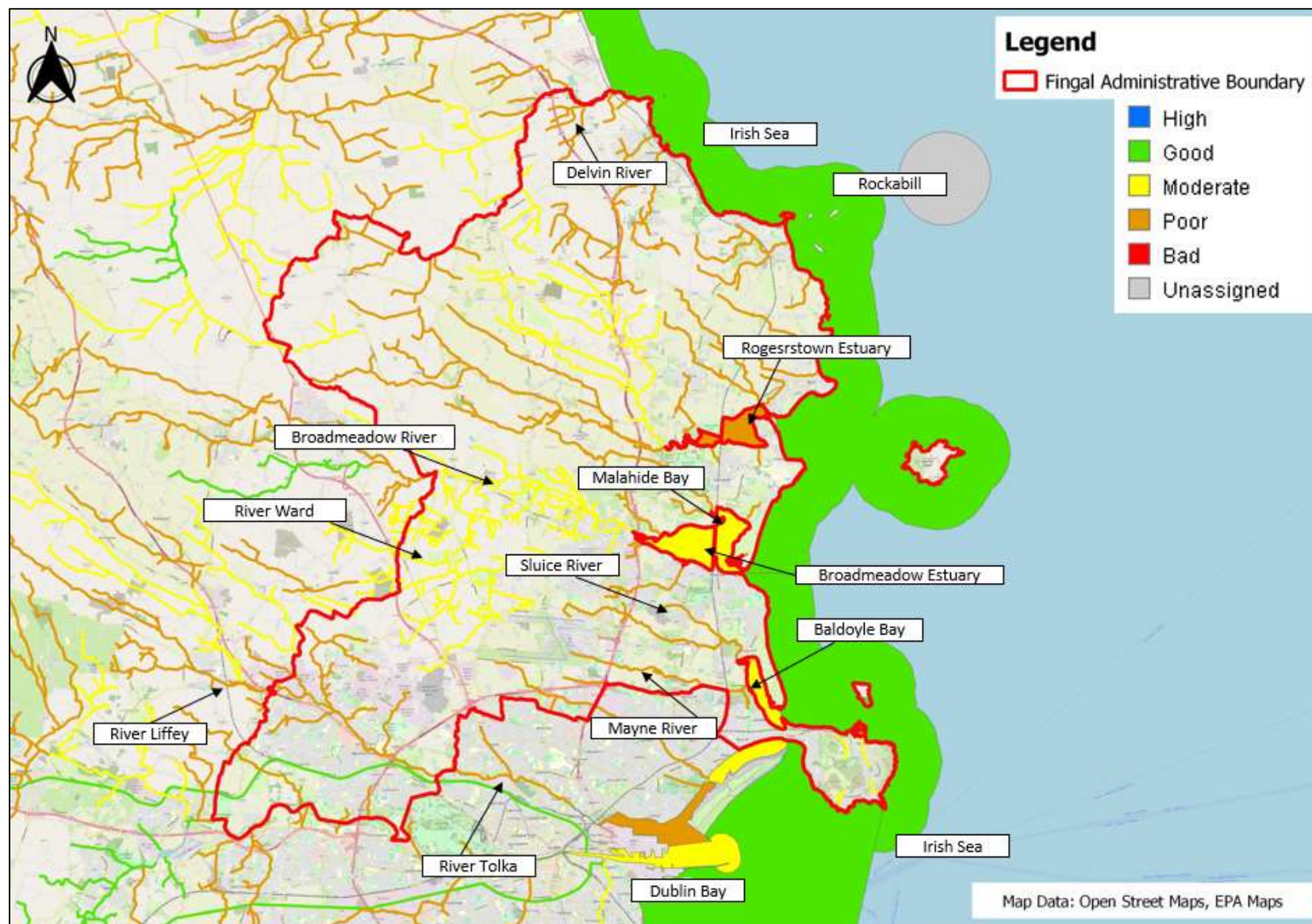
Coastal development must take account of the changing and dynamic nature of the coast and the need for coastal protection. The coastal zone is subject to growing pressures from increasing population and increasing and sometimes conflicting social, economic and recreational uses.

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<sup>69</sup> FCC (2017a).

<sup>70</sup> OPW (2019).

Figure 5.8: WFD River Waterbody Status for Fingal 2016-2021<sup>71</sup>



<sup>71</sup> EPA Maps (2023). Source OpenStreet Maps.

## 5.5.6 Groundwater Quality

### 5.5.6.1 Groundwater Quality

Groundwater is important for a drinking water supply as well as the supply to surface waters. The National Groundwater Monitoring Programme assesses the general state of groundwater quality and groundwater levels and flows<sup>72</sup>.

Groundwater WFD Quality Status in Fingal from 2016 to 2021 was generally ‘good’<sup>73</sup> and therefore, the Plan must protect groundwater from deterioration.

There are two small areas of ‘poor’ quality groundwater present at the industrial facility (P0014-03), at Swords industrial facility (P0014-03 / P0060-01) and industrial facility (P0480-02) close to Dublin Airport.

### 5.5.6.2 Aquifer Vulnerability and Productivity

Groundwater aquifers form important sources of drinking water both locally and regionally. Much of the summer seasonal flow in many rivers is also derived from groundwater sources. To maintain high quality water resources within the Plan area, it is important that development is controlled and managed appropriately, in particular in areas of high groundwater vulnerability to avoid transmission of pollutants into important aquifers.

The GSI rates aquifers according to both their productivity and vulnerability to pollution. Groundwater vulnerability maps are based on the type and thicknesses of subsoils (sands, gravels, glacial tills (or boulder clays), peat, lake and alluvial silts and clays), and the presence of karst features. Groundwater is most at risk where the subsoils are absent or thin and, in areas of karstic limestone, where surface streams sink underground at swallow holes. Aquifer vulnerability is the ease with which pollutants of various kinds can enter into groundwater. The groundwater aquifer vulnerability of Fingal is shown Figure 5.9 and generally classified as being of:

- Extreme vulnerability and ‘X’ (Rock at or near surface or karst), in areas to the north, southwest and parts of the eastern Plan boundary;
- High and Moderate vulnerability, in areas to the north and southwest; and
- Low vulnerability, in the middle and towards the south of the county.

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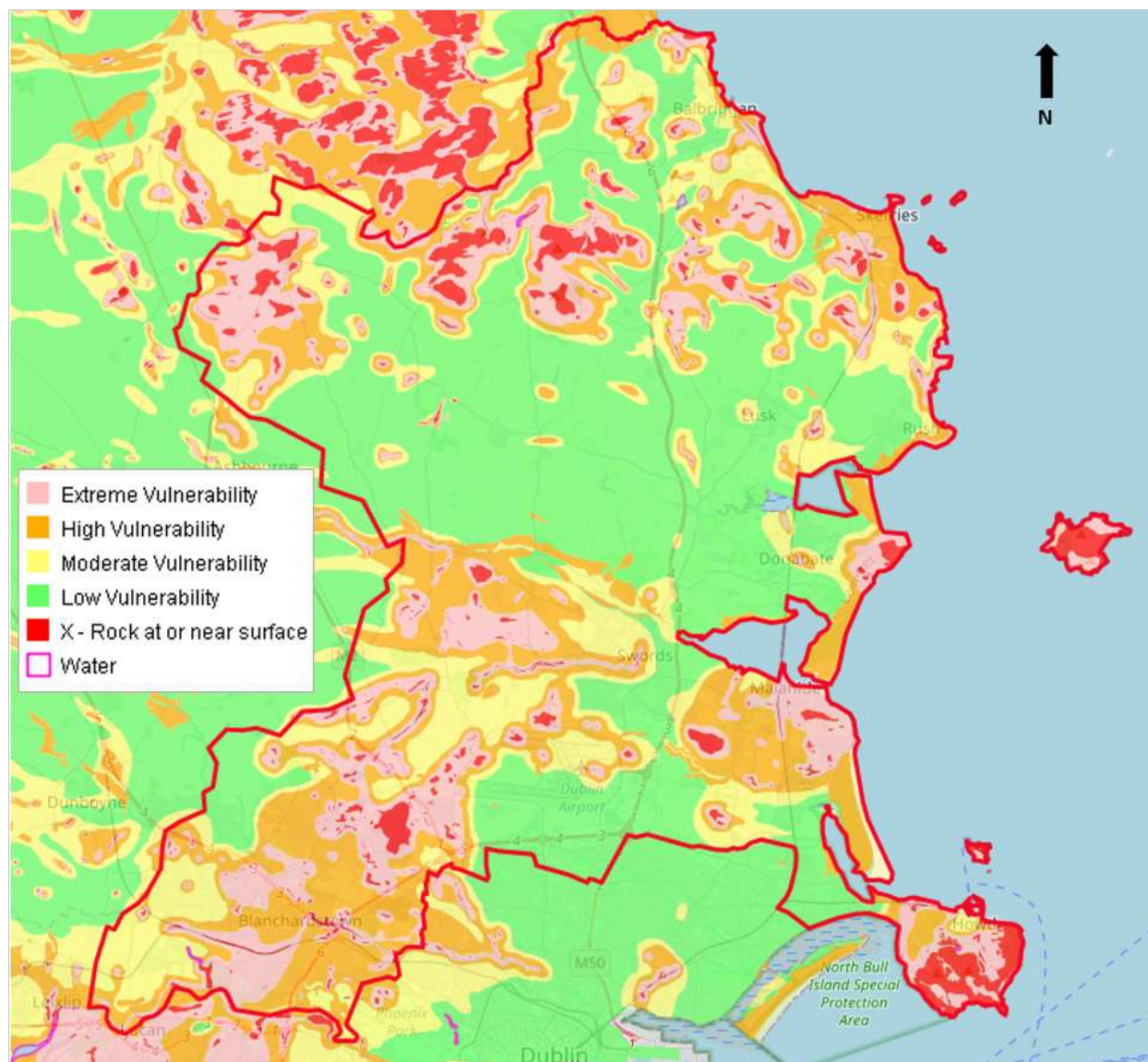
<sup>72</sup> EPA (2020).

<sup>73</sup> EPA Maps (2021).

The centre and south of Fingal is underlain with a (LI) 'locally important aquifer – Bedrock which is Moderately Productive only in Local Zones', with some areas having a (PI) 'Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones'. The north of the county is mainly underlain with a (LM) 'locally important aquifer – Bedrock which is Generally Moderately Productive' and north-eastern areas having both either a PI) 'Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones' or a (LK) 'locally important aquifer – karstified. The bedrock aquifer of Fingal is shown on Figure 5.10.

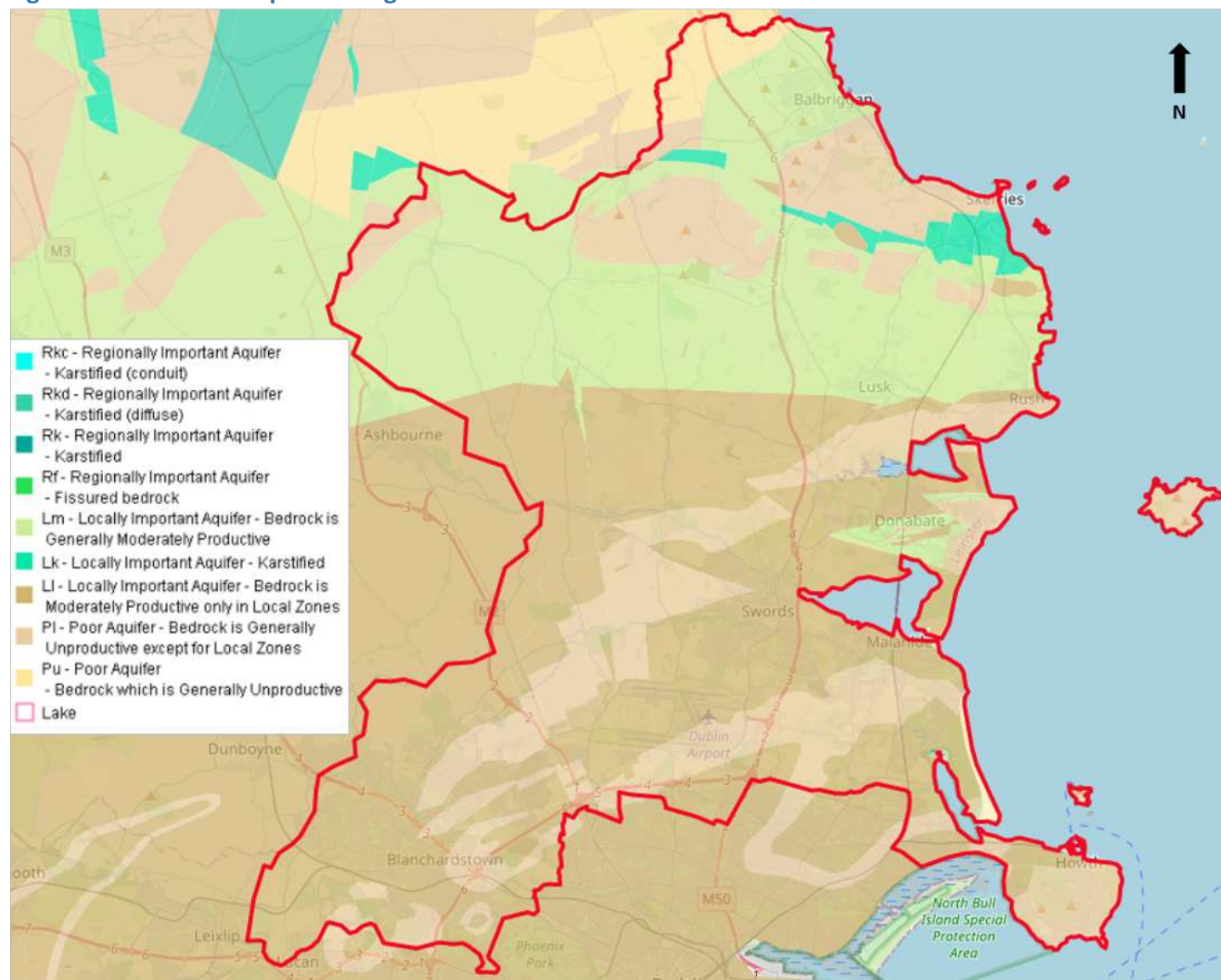


**Figure 5.9: Groundwater Aquifer Vulnerability - Fingal<sup>74</sup>**



<sup>74</sup> EPA Maps (2023). Source OpenStreet Maps.

Figure 5.10: Bedrock Aquifer - Fingal<sup>75</sup>



<sup>75</sup> GEOHIVE Environmental Sensitivity Mapping (2023).



### 5.5.7 WFD Registers of Protected Areas

The WFD requires that Registers of Protected Areas (RPAs) are compiled for a number of waterbodies or part of waterbodies which must have extra controls on their quality by virtue of how their waters are used by people and by wildlife. The WFD requires that these RPAs contain:

- areas from which waters are taken for public or private water supply schemes;
- designated shellfish production areas;
- bathing waters;
- areas which are affected by high levels of substances most commonly found in fertilizers, animal and human wastes - these areas are considered nutrient sensitive; areas designated for the protection of habitats or species e.g. Salmonid areas; and
- Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Refer to Section 5.2.10 for the full list of RPAs in the Plan Area.

### 5.5.8 Sustainable Urban Drainage Systems

Surface water on all new development sites should be managed through Sustainable urban Drainage Systems (SuDS). SuDS aims to reduce the rate and quantity of surface water runoff, and improve water quality from the site. On large developments, SuDS may provide an opportunity to enhance biodiversity and amenity.

The objective of SuDS in new developments is to replicate, as closely as possible, the surface water drainage regime to the predevelopment 'greenfield' situation. This is achieved through the use of surface water source control and site control measures. Source control measures include rainwater harvesting, natural infiltration, infiltration trenches, filter drains, filter strips, swales and permeable paving. Site control measures include attenuation by means of tanks or retention ponds. The surface water runoff rate from the site must be limited to the 'greenfield' runoff rate to reduce the risk of flooding.

### 5.5.9 Flooding and Flood Risk

Floods are usually caused by a combination of events including overflowing river banks, heavy rains, coastal storms or blocked or overloaded drainage systems and an increase in development and impermeable surfacing. Numerous severe floods have occurred throughout the county in the last decade causing significant damage to property.

Certain factors affecting the extent and severity of the flood can be addressed. The most influential of these factors is development, in particular development in flood plains i.e. areas adjacent to rivers that tend to become flooded following periods of heavy rain.

Flood risk can be defined as the probability of flooding multiplied by the consequences of flooding. In 'The 'Planning System and Flood Risk Management', Guidelines for Planning Authorities, the probability of a flood event taking place is recognised through the classification of Flood Zones which indicate a high, moderate or low risk of flooding from fluvial or tidal sources. The Office of Public Works (OPW) is the lead State body for flood risk management and maintains information and datasets in relation to flood risk<sup>76</sup>.

The National Catchment Flood Risk Assessment and Management (CFRAM) Programme has been the principle vehicle to deliver on Ireland's commitments under the EU Floods Directive (2007/60/EC). The OPW undertook the CFRAM Programme to give a clear and comprehensive picture of flood risk in areas of potentially significant flood risk and to set out how to manage the flood risk effectively and sustainably<sup>77</sup>.

The National Development Plan (NDP) 2021-2030 is committed to provide funding for flood relief schemes, with annual Capital funding for flood relief for the OPW.

In line with The Planning System and Flood Risk Management Guidelines for Planning Authorities (2009), a Strategic Flood Risk Assessment (SFRA) of Fingal has been carried out to inform the preparation of the Plan. The SFRA has been undertaken concurrently with the preparation of the Plan and SEA and has informed both, including integration of flood risk management considerations into the Plan.

Fingal is susceptible to several types of flood risk, including:

- **Fluvial** - Flooding occurs when a river overtops its banks due to a blockage in the channel or the channel capacity is exceeded.
- **Pluvial** - Flooding occurs when overland flow cannot infiltrate into the ground, when drainage systems exceed their capacity or are blocked and when the water cannot discharge due to a high water level in the receiving watercourse.

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<sup>76</sup> <https://www.floodinfo.ie/>

<sup>77</sup> OPW (2020).

- **Tidal / Coastal** - Flooding which is caused by high sea levels resulting in the sea overflowing onto the land. High sea levels can be caused by high tides, storm surges and wave action acting independently or in combination.
- **Groundwater** - Flooding occurs when the level of water stored in the ground rises as a result of prolonged rainfall to meet the ground surface and flows out over it.

Local conditions within the county also increase the risk of flooding; these include bridges and culverts, which restrict high flows, debris which can cause blockages and land use changes.

#### 5.5.10 Water Quality Issues

The principal threat to water is pollution which can adversely impact on all parts of the water cycle from groundwater to rivers, lakes estuaries and coastal waters.

Any development as part of the Plan has the potential to impact waterbody status, water usage, flood risk and generate wastewater. The Plan must fully meet the requirements of the WFD and the Groundwater Directive and aim to drive improvement to water quality in both the short and long-term. Existing water quality issues / pressures with environmental considerations under the existing Plan include:

- **Water** - the surface waterbodies in Fingal need to be improved to achieve 'good' ecological status in waterbodies by 2027.
- **Water** - pressure on water sources include excessive nutrient enrichment leads to eutrophication; agriculture and municipal sources are the most important suspected causes of pollution to rivers.
- **Water** - pressure on water sources also comes from land-use changes, intensification of agriculture, erosion, afforestation, industry and urbanisation.
- **Water** - water contamination arising through poor working practices, leakages or accidental spillage of materials if efficient pollution control measures are not fully implemented and maintained. Leachate from landfills, eutrophication and acidification from forestry.
- **RBMP** - implementation of the actions set out in the Plan.
- **Groundwater** - the development of a wastewater leak detection programme and the implementation and enforcement of regulations. Groundwater WFD Quality Status in Fingal (2016-2021) was generally 'good' and needs to be protected.

- **Surface, ground & coastal waters** - are at risk of pollution from septic tanks and wastewater treatment systems in the vicinity of waterbodies.
- **Coastal** - the coastal zone is subject to growing pressures from increasing population and increasing and sometimes conflicting social, economic and recreational uses.
- **Bathing Water** - bathing water quality at Skerries, South Beach, Loughshinny Beach and Claremont Beach, Howth is 'sufficient' and Balbriggan is 'poor'. These bathing waters need to be improved.
- **Flooding** - flood risk to be considered in Development Plan SEA documents as a key environmental criteria.
- **Flooding** - there is historic and predictive evidence of elevated levels of flood risk from fluvial, pluvial, tidal / coastal and groundwater sources at various locations across the county.
- **Quarries** - pose a potential impact on the level of water tables and potential exposure of water table and contaminant to water tables.

## **5.6 Air Quality, Noise & Climate Change**

### **5.6.1 Air Quality - Introduction**

Air quality legislation in Ireland highlights the need ‘to avoid, prevent or reduce harmful effects on human health and the environment as a whole’. In addition, it requires that Local Authorities where appropriate ‘shall promote the preservation of best ambient air quality compatible with sustainable development’.

### **5.6.2 Air Quality - Legislation / Policy / Guidance**

EU legislation on air quality requires that Member States divide their territory into zones for the assessment and management of air quality, where reporting of national air pollutants and air quality is an obligation for all European member states.

#### **5.6.2.1 Ambient Air Quality Standards**

In order to reduce the risk to health from poor air quality, national and European statutory bodies have set limit values in ambient air for a range of air pollutants. These limit values or “Air Quality Standards” are health or environmental-based levels for which additional factors may be considered.

The applicable standards in Ireland include the Air Quality Standards Regulations 2011, which incorporate EU Directive 2008/50/EC, which has set limit values for NO<sub>2</sub>, PM<sub>10</sub>, PM<sub>2.5</sub>, benzene and CO.

#### **5.6.2.2 National Emission Ceilings Directive**

The National Emission Ceilings (NEC) Directive (2016/2284/EU)<sup>78</sup>, Annex II, set emissions reduction commitments for 2020 and 2030, based on a reduction from 2005 emissions, for the five main air pollutants.

#### **5.6.2.3 National Clean Air Strategy**

The National Clean Air Strategy will provide an overarching policy framework within which clean air policies can be formulated and given effect in a manner consistent with national, EU and international policy considerations and priorities. The development of this first National Air

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<sup>78</sup> The new NEC Directive (2016/2284/EU), which entered force on 31 December 2016, replaces earlier NEC directive (2001/81/EC).

Pollution Control Programme (NAPCP) is being undertaken in parallel with a number of other relevant national policy frameworks in Ireland.

The Local Authorities in the Dublin Region have prepared the Air Quality Management Plan for improvement in levels of Nitrogen Dioxide in ambient air quality for submission to the EPA<sup>79</sup>. Ambient air quality monitoring is carried out in the Dublin Region by the four local authorities under the direction of the EPA. This involves monitoring for a range of air pollutants specified under European Union rules to ensure that legal standards for air quality are met. Nitrogen Dioxide levels in the Dublin Region are primarily associated with traffic emissions. Nitrogen Dioxide is a significant air pollutant as short-term exposure is linked to adverse respiratory effects including airway inflammation in healthy people and increased respiratory symptoms in asthmatics. Long-term exposure is associated with increased risk of respiratory infection in children.

#### **5.6.2.4 Greenhouse Gas Emission**

The EPA's 2021 publication Ireland's Greenhouse Gas Emission Projections 2021-2040<sup>80</sup> provides an assessment of Ireland's progress towards achieving its emission reduction targets set down under the EU Effort Sharing Decision (Decision No 406/2009/EC) between 2013-2020 and a longer-term assessment based on current projections. Ireland's 2030 target under the Effort Sharing Regulation is a 30% reduction of emissions compared to 2005 levels by 2030. There will be binding annual limits over the 2021-2030 period to meet that target. Key findings identified as part of the report are:

- Implementation of "Additional Measures" (including those in the 2019 Climate Action Plan) is projected to save 58Mt CO<sub>2</sub> eq over the period 2021-2030 compared to the "With Existing Measures". This represents a reduction of 1.8% per annum in emissions over the period.
- Increased renewable electricity generation, including a projected 5GW of offshore wind generation, is expected to contribute to an 80% contribution of renewable energy in electricity generation by 2030. Energy industries emissions are projected to decrease by one third by 2030 compared to the most recent figures in 2019.
- Agriculture emissions are projected to decline by 1.2% per annum over the 2021- 2030 period, provided the 16.5Mt CO<sub>2</sub> eq savings from the agriculture sector identified in the

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<sup>79</sup> DCC, SDCC, FCC, DLRCC. *Air Quality Management Plan*.

<sup>80</sup> EPA (2021o).

Climate Action Plan are realised. Increase use of protected urea fertilisers and low emission slurry spreading, along with other measures targeting methane emissions from animals, will be required.

- The impact of COVID is projected to have led to a 14% reduction in transport emissions in 2020 compared to 2019. The measures in the 2019 Climate Action Plan include 936,000 electric vehicles on the road by 2030 and are projected to reduce emissions to 25.5% below 2019 levels by 2030. It will be necessary to avoid a post COVID surge in emissions to achieve that reduction.

### 5.6.3 Air Quality Monitoring

Air quality monitoring programs have been undertaken in recent years by the EPA and Local Authorities. The EPA website details the range and scope of monitoring undertaken throughout Ireland and provides both monitoring data and the results of previous air quality assessments<sup>81</sup>.

The current trends in air quality in Ireland are reported in the latest EPA publication (2022) 'Air Quality in Ireland 2021'<sup>82</sup>. The report indicates that air quality levels at monitoring sites in Ireland were below the EU legislative limit values in 2021. EPA monitoring shows that PM<sub>2.5</sub> and NO<sub>2</sub> levels are within the current EU legal limits, however these pollutants exceed the World Health Organisation (WHO) Air Quality guidelines (AQGs) for health.

Ireland was above World Health Organization (WHO) air quality guideline value levels at a number of monitoring sites for particulate matter, ozone, nitrogen dioxide (NO<sub>2</sub>) and sulphur dioxide (SO<sub>2</sub>).. There are four national air quality designated zones in Ireland, these are:

- Zone A is the Dublin conurbation;
- Zone B is the Cork conurbation;
- Zone C comprises of 23 large towns in Ireland with a population of >15,000; and
- Zone D is the remaining area of Ireland.

Fingal is separated into Zone A for the Dublin conurbation, Zone C for the area surrounding Balbriggan and Zone D for rural areas<sup>83</sup>. The main sources of air pollution are domestic solid fuel

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<sup>81</sup> EPA (2021o).

<sup>82</sup> EPA (2022i).

<sup>83</sup> EPA Maps (2023).

burning, diesel fuelled vehicle emissions, agriculture, industry and even natural sources such as sea salt and wind-blown dust.

The air quality index for health (AQIH) regions are calculated on an hourly basis at various locations around Ireland<sup>84</sup>. The AQIH is based on measurements of five air pollutants all of which can harm health. The five pollutants are:

- Ozone gas;
- Nitrogen dioxide gas (combustion of fossil fuels);
- Sulphur dioxide gas (combustion of fossil fuels);
- PM<sub>2.5</sub> particles (combustion of fossil fuels); and
- PM<sub>10</sub> particles (combustion of fossil fuels).

The EPA AQIH map show whether air quality is 'good', 'fair', 'poor' or 'very poor' in each region. The current air quality across Fingal is 'good'<sup>85</sup>. There are three AQIH monitoring locations in Fingal at Blanchardstown, Swords and Dublin Airport<sup>86</sup>.

Blanchardstown - Air quality is monitored in real time at Blanchardstown and at the time of writing is classified as 'good'. Monitoring is done at this station using continuous monitors for particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>) and nitrogen dioxide (NO<sub>2</sub>).

Blanchardstown - The PM<sub>10</sub> 24-hour limit value is 50µg/m<sup>3</sup> is deemed breached if more than 35 exceedances have occurred in a year<sup>87</sup>. Blanchardstown had an average annual mean concentration of 17.7µg/m<sup>3</sup> over a five year period (2015-2019). An annual average concentration of 19µg/m<sup>3</sup> was measured in 2019.

Blanchardstown - The NO<sub>2</sub> hourly limit of 200µg/m<sup>3</sup> is deemed breached if more than 18 exceedances have occurred in a year; at the time of writing NO<sub>2</sub> was well under 100µg/m<sup>3</sup>. Concentrations of NO<sub>2</sub> at Blanchardstown over the period 2015-2019 ranged from 25-31µg/m<sup>3</sup>. An annual average concentration of 31µg/m<sup>3</sup> was measured in 2019.

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<sup>84</sup> The AQIH is calculated on an hourly basis using representative sampling from each region. (Dublin, Cork, large towns, small towns, rural east and rural west.

<sup>85</sup> EPA Maps (2021).

<sup>86</sup> EPA Maps (2021).

<sup>87</sup> EU Council Directive 1999/30/EC & S.I. No. 180 of 2011



Swords - Air quality is monitored in real time at Swords and at the time of writing is classified as 'good'. Continuous monitoring takes place for NO<sub>2</sub> and ozone (O<sub>3</sub>). Concentrations of NO<sub>2</sub> at Swords over the period 2015-2019 ranged from 13-16µg/m<sup>3</sup>. An annual average concentration of 15µg/m<sup>3</sup> was measured in 2019.

Swords - The O<sub>3</sub> information threshold is 180µg/m<sup>3</sup>. Concentrations of O<sub>3</sub> at Swords over the period 2015-2019 ranged from 44-54µg/m<sup>3</sup>. An annual average concentration of 53µg/m<sup>3</sup> was measured in 2019.

There is a need to protect and improve, (as appropriate), air quality in Fingal, particularly in areas zoned for increased urban related development. Fingal County Council (FCC) will support the implementation of the 'Air Quality Management Plan' in co-operation with the other Dublin Local Authorities.

#### 5.6.3.1 Licensed Facilities

A system of **Integrated Pollution Prevention and Control (IPPC)** licensing came into effect in Ireland on 12 July 2004. The primary aims of IPPC licensing are to prevent or reduce emissions to air, water and land, to reduce waste and to use energy efficiently. An IPPC licence is a single integrated licence which covers all emissions from the facility and its environmental management. The IPPC system replaces Integrated Pollution Control (IPC).

In Fingal, there are 57 no. IPPC licenses covering activities at 39 no. individual facilities<sup>88</sup>.

#### 5.6.4 Noise - Introduction

In general, low environmental sound levels can contribute significantly to the good health and quality of life for the population in Fingal.

#### 5.6.5 Noise - Legislation / Policy / Guidance

The objectives of EU and Irish noise legislation is 'to avoid, prevent or reduce harmful effects on human health and the environment as a whole', and this includes noise nuisance. The Noise Directive - Environmental Noise Directive (END) 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing

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<sup>88</sup> FCC (2018a).

community policy on noise reduction from source. The Directive requires competent authorities in Member States to draw up:

- Strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; and
- Action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and inform and consult the public about noise exposure, its effects, and the measures considered to address noise.

The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.

#### **5.6.5.1 Environmental Noise Guidelines**

In 2018, the World Health Organisation (WHO) published the Environmental Noise Guidelines for the European Region. The WHO Guidelines have set out how noise pollution in towns and cities is increasing and how excessive noise (particularly from transport sources), has negative impacts on human health and wellbeing, adversely affecting sleep and cardiovascular and metabolic function.

#### **5.6.5.2 Noise Guidance for Marine Mammals**

In 2014, the Department of Arts, Heritage and the Gaeltacht (DAHG), launched the ‘Guidance to Manage the Risk to Marine Mammals from Man-made Sound Sources in Irish Waters’<sup>89</sup>. The guidance sets out to address several key potential sources of anthropogenic sound that may impact detrimentally upon marine mammals in Irish water and a risk methodology to assess any plan or proposed development. The aims of this guidance is to:

- Give an understanding of selected sound sources introduced into the environment by specific human activities, which may impact detrimentally on protected marine mammal populations or individuals of those species.
- Describe a structured, staged process for the informed assessment of risk and decision making with regard to such sources.
- Outline practical risk avoidance and / or risk reduction measures which in the Department’s view must be considered in order to minimise the potential effects of sound sources on the

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<sup>89</sup> DAHG (2014).

natural ecology of marine mammal species whether in Ireland's extensive and diverse coastal / marine waters or in designated conservation sites therein.

#### **5.6.6 Dublin Airport - Noise**

Dublin International Airport is located within Fingal and is a significant source of noise for the county. The management of airport noise is an ongoing challenge and is the responsibility of the Dublin Airport Authority (daa) and the Irish Aviation Authority.

There is a need to minimise the adverse impact of noise without placing unreasonable restrictions on development and to avoid future conflicts between the community and the operation of the airport.

Fingal County Council, through the Aircraft Noise Competent Authority (ANCA), is the competent authority responsible for ensuring that noise generated by aircraft activity at Dublin Airport is assessed in accordance with EU and Irish legislation and to ensure that the Balanced Approach of the International Civil Aviation Organization is applied where a noise problem at the airport is identified.

Fingal County Council (FCC) will continue to promote appropriate land use patterns in the vicinity of the flight paths and will strive to restrict housing development in order to minimise the exposure of residents of such developments to undesirable noise levels. This will further reduce the potential for future conflict between airport operations and residents.

#### **5.6.7 Noise Action Plans**

##### **5.6.7.1 Dublin Agglomeration Noise Action Plan 2018-2023**

The Dublin Agglomeration Noise Action Plan 2018-2023 (NAP)<sup>90</sup> has been prepared jointly by the four Local Authorities<sup>91</sup> in the Dublin Agglomeration. The Plan will be implemented through a staged process over five years.

The objective of the Noise Action Plan is to avoid, prevent and reduce where necessary, on a prioritised basis the harmful effects, including annoyance, due to long-term exposure to

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<sup>90</sup> NAP - in accordance with the requirements of the *Environmental Noise Regulations 2006*, S.I. No. 140 of 2006.

<sup>91</sup> Fingal County Council, Dublin City Council, Dún Laoghaire-Rathdown County Council and South Dublin County Council.

environmental noise. The aim of the Noise Action Plan is to manage existing road noise within the Plan area and to prevent the future environmental noise environment within the Plan area.

#### **5.6.7.2 Noise Action Plan for Fingal County 2019-2023**

The Noise Action Plan for Fingal County is aimed at managing Environmental Noise from Road, Rail and Industrial sources within the Fingal County Council administrative area but excludes noise from aircraft which is dealt with in a separate Noise Action Plan, refer to Section 5.6.7.3.

The minimum requirements of the Noise Action Plan are set out within Annex V of the END and include the identification of existing noise emissions, the current methods of noise management, and their appropriateness and possible improvements in line with latest developments in policy and research. Noise from domestic activities, noise created by neighbours, noise at work places or construction noise are not managed or discussed in this plan as these can be dealt with under existing legislation such the Environmental Protection Agency Act 1992 and Health & Safety legislation.

The key objective of the Noise Action Plan is to avoid, prevent and reduce, where necessary, on a prioritised basis the harmful effects, including annoyance, due to long-term exposure to environmental noise. This will be achieved by taking a strategic approach to managing environmental noise and following a balanced approach within the context of sustainable development.

In 2016 FCC undertook a review of the Round 2 NAP to identify any relevant changes which may affect the results of the strategic noise mapping or the approach to the noise action plan ahead of the implementation of Round 3 actions under the Regulations. The following highlights the main findings from the noise assessment arising from the noise mapping:

- Of the 292,700 people living in the FCC area (based on 2016 census), 25.6%, or 74,800 people are exposed to road traffic noise sources above the desirable  $L_{den}$  level of 55 dB(A);
- 0.82 % of people living in the FCC area are exposed to rail traffic noise sources above the desirable  $L_{den}$  level of 55 dB(A); and
- Whilst the % of people exposed to noise sources above the desirable  $L_{den}$  level of 55 dB(A) has decreased since 2011, the overall population in FCC has increased, therefore the number of dwellings and people exposed to levels above 55 dB(A)  $L_{den}$  has increased.

### 5.6.7.3 Noise Action Plan for Dublin Airport 2019-2023

The Noise Action Plan for Dublin Airport 2019-2023<sup>92</sup> is the first noise action plan for Dublin Airport and replaces the airport section of the Dublin Agglomeration Noise Action Plan 2013-2018. The Noise Action Plan is primarily a tool for reporting the findings of the strategic noise maps, as produced by the Dublin Airport Authority (daa), the competent Noise Mapping Body (NMB).

The aim of the Noise Action Plan is to provide an overview of the Regulations, to review the results of the latest strategic noise maps for Dublin Airport and to set out an approach to the strategic management and control of environmental noise over the next five years having regard to the existing noise management framework.

The Dublin Airport noise management process is based on three key themes

- **Manage:** continue to operate noise management schemes to achieve the quietest practicable aircraft operations on Noise Preferential Routes, and minimise noise from other activities such as construction;
- **Monitor:** continue to monitor noise using best practicable methods; and
- **Engage:** continue to meet with our neighbours and partners to involve, engage and inform, and continue to communicate with stakeholders.

Dublin Airport utilises a number of techniques to mitigate the impact of noise on the wider community. Dublin Airport continually monitors the effectiveness of control measures associated with noise management, altering or improving these measures as and when required.

### 5.6.8 Noise Mapping

The Environmental Noise Directive (END), requires Member States to prepare and publish, every five years, strategic noise maps and noise management action plans. The aim of the END is to provide a common framework to avoid, prevent or reduce, on a prioritised basis, the harmful effects of exposure to environmental noise through the preparation of strategic noise maps and the development and implementation of action plans.

The strategic noise mapping of the major roads across Ireland was undertaken by the National Roads Authority (NRA) with the support of the local authorities within whose functional areas the major roads were located. They provide supplementary information relating to the Noise Action Plans

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<sup>92</sup> FCC (2018b).

developed in 2013 for the major roads in Ireland as part of the second round of the implementation of the EC Directive 2002/49/EC.

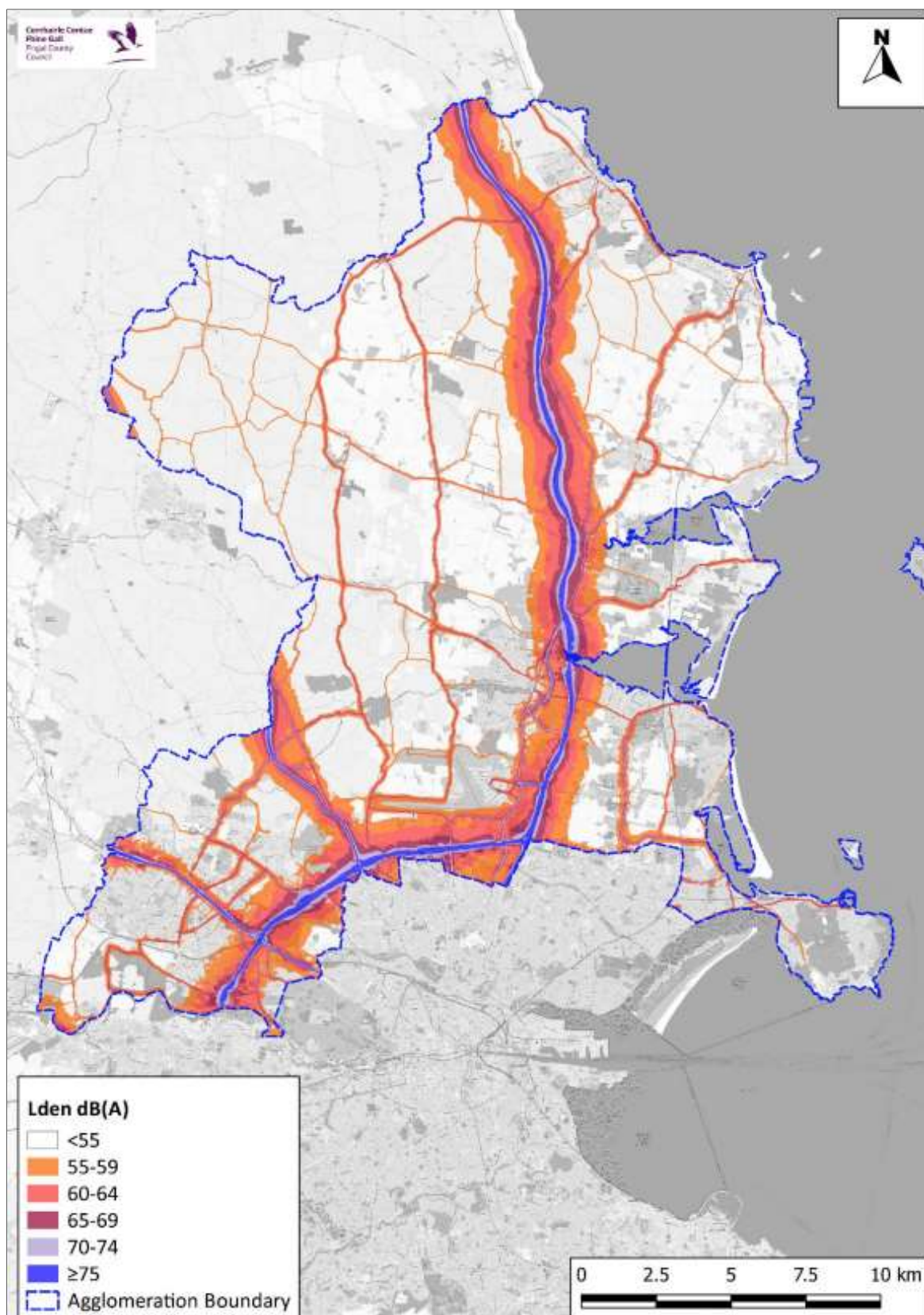
Daytime and night-time noise mapping of major roads have been prepared using EPA recommended noise limits which identified local 'hot spots' (noise sensitive areas) in terms of population exposure. The identification of noise sensitive areas allows for the application of protective measure or mitigation measures in advance of further development (refer to Figures 5.11 and 5.12).

The main priority of the END is to reduce environmental noise exposure in residential areas. To this effect, the Plan should ensure this requirement is complied with and as appropriate, the Plan should promote the implementation of END and associated national regulations.

Consideration should also be given to protect, where relevant, any designated quiet areas in open country. In 2003, the EPA commissioned a research project to establish baseline data for the identification of quiet areas in rural locations. Quiet Areas are defined as 'an area in open country, substantially unaffected by anthropogenic noise.' A range of minimum distance criteria from man-made noise sources such as urban areas, industry and major road sources were defined, and the report includes a number of key recommendations for the identification and control of Quiet Areas.

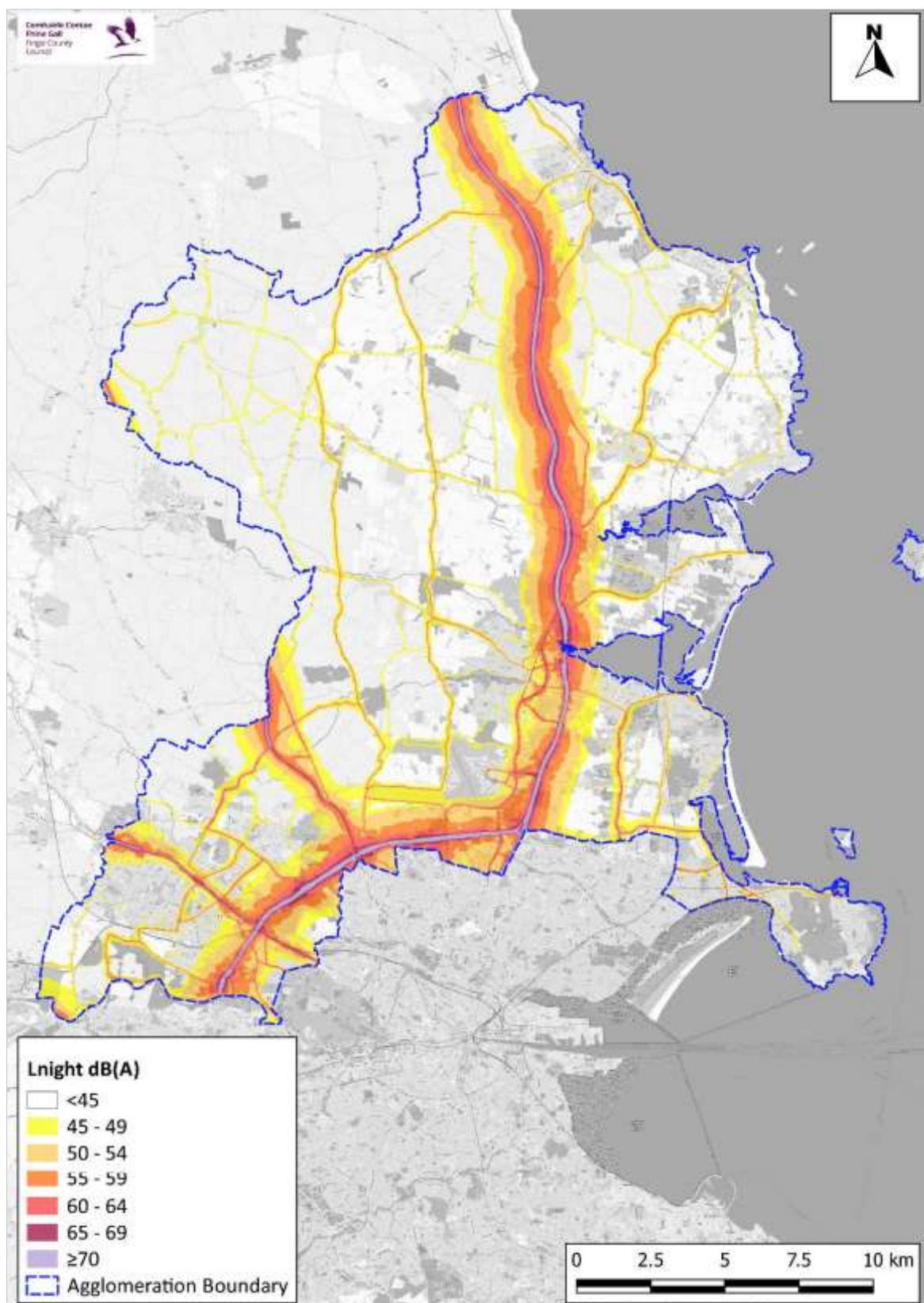


Figure 5.11: Strategic Noise Map 2017: All Roads  $L_{den}$  dB(A) <sup>93</sup>



<sup>93</sup> FCC (2018b).

Figure 5.12: Strategic Noise Map 2017: All Roads  $L_{night}$  dB(A)<sup>94</sup>



<sup>94</sup> FCC (2018b).



### 5.6.9 Climate Change - Introduction

Climate Change is a phenomenon that has widespread economic, health and safety, food production, security, and other dimensions. Climate change refers to a long term, large scale change in global or regional climate patterns. In recent years, global temperatures have been rising. Urgent action is needed to address climate change and to move Ireland towards a low carbon, climate resilient economy and society.

The ever increasing rate of carbon dioxide combustion, and the emission of other greenhouse gases (GHG) such as methane and nitrous oxide since the industrial revolution, has resulted in the 'greenhouse affect'. Most greenhouse gases emissions are related to the energy generation, transport, agriculture, and industry sectors.

In Ireland, the expected effects of Climate Change are increased frequency of extreme weather events within the next century. This will include a 20%-30% increase in precipitation, greater rainfall intensity coupled with flash floods and an average annual temperature increase of ~2°C. The potential impacts of Climate Change could have serious consequences for both people and infrastructure along Ireland's coastal areas as well as its rivers<sup>95</sup>.

### 5.6.10 Climate Change - Legislation / Policy / Guidance

#### 5.6.10.1 Climate Agreements

Ireland ratified the United Nations Framework Convention on Climate Change (UNFCCC) in April 1994 and the Kyoto Protocol in principle in 1997 and formally in May 2002<sup>96</sup>. For the purposes of the EU burden sharing agreement under Article 4 of the Doha Amendment to the Kyoto Protocol, in December 2012, Ireland agreed to limit the net growth of the six Greenhouse Gases (GHGs) under the Kyoto Protocol to 20% below the 2005 level over the period 2013 to 2020<sup>97</sup>. The UNFCCC is continuing detailed negotiations in relation to GHG reductions and in relation to technical issues such as Emission Trading and burden sharing.

The most recent Conference of the Parties to the Convention (COP27) took place in Sharm el-Sheikh, Egypt in November 2022 and focussed on actions towards achieving the world's collective climate goals as agreed under the Paris Agreement and Convention. The Paris Agreement was established

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<sup>95</sup> GOI (2019).

<sup>96</sup> UNFCC (1997) and UNFCC (1999).

<sup>97</sup> UNFCC (2012).

at COP21 in Paris in 2015 and is an important milestone in terms of international climate change agreements.

The EU in 2014, agreed the “2030 Climate and Energy Policy Framework”<sup>98</sup>. The European Council endorsed a binding EU target of at least a 40% domestic reduction in greenhouse gas emissions by 2030 compared to 1990. The target will be delivered collectively by the EU in the most cost-effective manner possible.

The Climate Action and Low Carbon Development Act 2015<sup>99</sup> was developed to provide for the approval of plans by the government in relation to climate change and to enable achievement of the national transition objective of achieving decarbonisation by 2050. Under this Act the National Mitigation Plan<sup>100</sup> and the National Adaptation Framework<sup>101</sup> were established.

#### **5.6.10.2 National Policy Position 2014**

In 2014, the Government adopted the National Policy Position on Climate Action and Low Carbon Development. The National Policy Position provides a high-level policy direction for the adoption and implementation by Government of plans to enable the State to pursue the transition to a low carbon, climate resilient and environmentally sustainable economy by 2050. It sets out the context for the objective, clarifies the level of greenhouse gas mitigation ambition envisaged and establishes the process to pursue and achieve the overall objective.

#### **5.6.10.3 Climate Action and Low Carbon Development Act 2015 & (Amendment) Act 2021**

The Climate Action and Low Carbon Development Act 2015 and the Climate Action and Low Carbon Development (Amendment) Act 2021, seeks to address the issue of climate changes and establishes the national goal to move to a low carbon, climate resilient and environmentally sustainable economy. The Act sets out a roadmap for Ireland’s transition towards a low carbon economy and details mechanisms for the implementation of the ‘National Low Carbon Transition and Mitigation Plan’<sup>102</sup>, to lower Ireland’s level of greenhouse emissions and a ‘National Climate Change Adaptation Framework’<sup>103</sup>.

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<sup>98</sup> European Commission (2014).

<sup>99</sup> Government of Ireland (2015).

<sup>100</sup> The Plan was quashed by the Supreme Court on 31 July 2020 (Appeal No. 205/10)

<sup>101</sup> DECC (2017) & (2018).

<sup>102</sup> DECC (2017).

<sup>103</sup> DECC (2018).

#### 5.6.10.4 National Adaptation Framework 2018

The National Adaptation Framework (NAF) was published in 2018 and sets out the national strategy which seeks to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts. The NAF was developed under the Climate Action and Low Carbon Development Act 2015.

#### 5.6.10.5 Climate Action Plan 2023

*The Climate Action Plan 2023, Changing Ireland for the Better*<sup>104</sup> is the second annual update to Ireland Climate Action Plan 2019. The plan implements the carbon budgets and sectoral emissions ceilings and sets out a roadmap for taking decisive action to halve our emissions by 2030 and reach net zero no later than 2050, as committed to in the Programme for Government. Climate Action Plan 2023 sets out how Ireland can accelerate the actions that are required to respond to the climate crisis, putting climate solutions at the centre of Ireland's social and economic development.

Implementation of the Climate Action Plan will create jobs, new economic opportunities and protect people and the planet. It will put Ireland on a more sustainable path; cut emissions; create a cleaner, greener economy and society; and protect us from the devastating consequences of climate change. The Plan lists the actions needed to deliver on our climate targets and sets indicative ranges of emissions reductions for each sector of the economy.

The supplementary Annex of Actions, approved by Government and published in March 2023 and provides the specific actions required to implement the targets set out in the Plan, and includes information regarding outputs, Lead Departments, timelines and stakeholders.

Key messages from the Action Plan on where we stand include:

##### State of Play

- In the context of COVID-19, greenhouse gas (GHG) emissions in Ireland decreased by 3.6% in 2020. However, 2021 saw emissions rise again by 4.7% as some sectors began to emerge from Covid-related restrictions
- The key sources of our GHG emissions include Agriculture (33.3%), Transport (15.7%) and Energy (14.4%)

##### Current and Future Action

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<sup>104</sup> <https://www.gov.ie/en/publication/7bd8c-climate-action-plan-2023/>

- Ireland's statutory climate objective is a 51% reduction in emissions by 2030 (relative to 2018 levels) and net-zero emissions no later than 2050
- The Environmental Protection Agency's projections demonstrate the need for full implementation of measures from Climate Action Plans 2023, and further future Climate Action Plans

### **Expected Outcomes**

- Climate Action Plan 2023 and our Long-term Climate Strategy will set the strategic direction for meeting our climate targets.

### **Ireland's EU Climate Targets**

- Emissions from electricity generation and large industry in the ETS are subject to EU-wide targets which require that emissions from these sectors be reduced by 43% by 2030, relative to 2005 levels. Within the ETS, participants are required to purchase allowances for every tonne of emissions, with the amount of these allowances declining over time to ensure the required reduction of 43% in GHG emissions is achieved at EU-level.
- Emissions from all other sectors, including agriculture, transport, buildings, and light industry are covered by the EU Effort Sharing Regulation. This established binding annual GHG emission targets for Member States for the period 2021–2030. Ireland is required to reduce its emissions from these sectors by 30% by 2030, relative to 2005 levels.
- Under the EU Green Deal, the targets for the ETS and non-ETS sectors will be revised upwards in order to achieve the commitment, at EU level, to reach an economy-wide 2030 reduction in emissions of at least 55%, compared to 1990 levels. Legislative proposals to implement these targets were published in July 2021. Tripartite negotiations between representatives of the European Parliament, Council and Commission commenced in the second half of 2022. Provisional agreement has been reached on a number of proposals with a view to reaching agreement as soon as maybe on all proposals to underpin the EU's enhanced ambition.
- Ireland's latest projections of GHG emissions to 2030, published by the EPA, show total emissions decreasing from 2018 levels by 17% with the impact of implemented and committed-to policies, before the additional impact of the measures outlined in Climate Action Plan 2021 and this Climate Action Plan. Factoring in the additional measures from

Climate Action Plan 2021 results in a projected decrease in GHG emissions of 33.2% relative to 2018 levels. These projections assume significant reductions in key sectors such as power generation, residential buildings, transport, commercial and public services, and agriculture; with full and early implementation of existing policy commitments including by 2030:

- achieving at least 70% of electricity demand from renewable sources;
  - retrofitting 500,000 homes to a BER B2 or cost optimal equivalent standard;
  - increasing the number of electric vehicles on our roads to almost 1 million.
- This Climate Action Plan sets out further policies, measures and actions to ensure compliance with the carbon budgets and sectoral emissions ceilings adopted by the Government in 2022. Early and full implementation of these policy commitments will also enable Ireland to meet its EU Effort Sharing Regulation targets for the period 2021 to 2030.

#### **5.6.10.6 European Green Deal**

The European Green Deal<sup>105</sup> is Europe's new growth strategy and acts as a roadmap for making Europe the first carbon neutral continent by 2050 whilst also enabling the EU to achieve its commitment under the Paris agreement. The Climate Action Bill 2020 transposes the European Green Deal into Irish law.

#### **5.6.10.7 Climate Change and Flooding Risk Management**

The OPW published the 'Flood Risk Management 2015-2019' report as part of the Department of Communication, Climate Action and Environment's (DCCAE) 'Climate Change Sectoral Adaptation Plan'<sup>106</sup>.

The Flood Risk Management Climate Change Sectoral Adaptation Plan outlines the potential impacts of climate change on flooding and flood risk management, identifies objectives for an effective, sustainable and coordinated approach to adaptation, and recommends further actions required to meet the long-term goal for adaptation in flood risk management.

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<sup>105</sup> Launched by the European Commission in 2019.

<sup>106</sup> Term 2080s used to describe the period covering 2071-2100. Increases are measured with respect to the period 1961-1990.

### 5.6.11 Climate Change Mitigation and Adaption

The Intergovernmental Panel on Climate Change (IPCC) is the United Nations body for assessing the science related to climate change and uses the following definitions:

Climate Mitigation is defined as ‘a human intervention to reduce the sources or enhance the sinks of greenhouse gases’.

Climate Change Adaptation is defined as ‘the process of adjustment to actual or expected climate and its effects. In human systems, adaptation seeks to moderate or avoid harm or exploit beneficial opportunities. In some natural systems, human intervention may facilitate adjustment to expected climate and its effects’.

The **National Adaptation Framework** (refer to Section 5.6.10.4), sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts.

The **Climate Action Plan 2023** (refer to Section 5.6.10.5), is an all of Government plan to tackle climate change and bring about a step change in Ireland’s climate ambition over the coming years.

The use of alternative fuels, including electricity, forms a significant part of government policy to reduce emissions, including from transport. Greater use of alternative fuels, including renewable energy, has the potential to further contribute towards energy security.

The 2019 emission projections do not consider the impact of new policies and measures that will be included in the forthcoming Government Climate Plan. It is anticipated that future emission projections will include the additional impact of the Government Climate Plan.

The Climate Change Advisory Council’s Annual Review 2020<sup>107</sup> identified that Ireland will not meet its 2020 targets and will require huge efforts to meet its EU 2030 targets, notwithstanding progress made in the development of the Climate Action Plan and the ambition contained in the Programme for Government. The Council emphasises that Ireland needs to increase its mitigation efforts in implementation and delivery, not only to meet legislated EU targets but also to set in train the actions required to meet our 2050 ambitions. Projections show that we can meet our legislated EU 2030 targets but there is absolutely no room for complacency.

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<sup>107</sup> Climate Change Advisory Council (2020).

National emissions reduced by 0.1% from 2017 to 2018 largely due to progress in the Electricity sector. Other sectors have not delivered emissions reductions on the scale required. However, it must be noted that additional measures within the recent Programme for Government are not included.

The NPF, the RSES and the DCC Climate Change Action Plan 2019, outline land use aspects / themes of climate action and how the planning system can be utilized to effect positive change and action. The following themes are where change can be made in order to positively address climate change and reduce greenhouse gases:

- Sustainable Settlement Patterns.
- Compact Growth and Urban Regeneration.
- Integrated Transport and Land Use.

#### **5.6.11.1 Climate Change Adaptation**

In 2019, the Department of Transport, Tourism and Sport (DTTS) released a new plan - Developing Resilience to Climate Change in the Irish Transport Sector<sup>108</sup>. This Plan seeks to assess the state of our preparedness for the predicted changes to Ireland's climate in the years to come. The transport sector in Ireland is inherently sensitive to the effects of climate change and the impacts of numerous recent severe weather events on key transport infrastructure and services. Adaptation planning is crucial for the transport sector as a key player in the Irish economy.

As an island nation, Ireland's network of 25 no. ports constitutes infrastructure of strategic economic importance to the State. In the Plan, the potential climate change vulnerabilities to ports (but including other transport infrastructure) were identified as precipitation; flooding; high winds; storm surges; heatwaves; cold spells; and sea level rise. The high priority impacts identified in the Plan in relation to ports are:

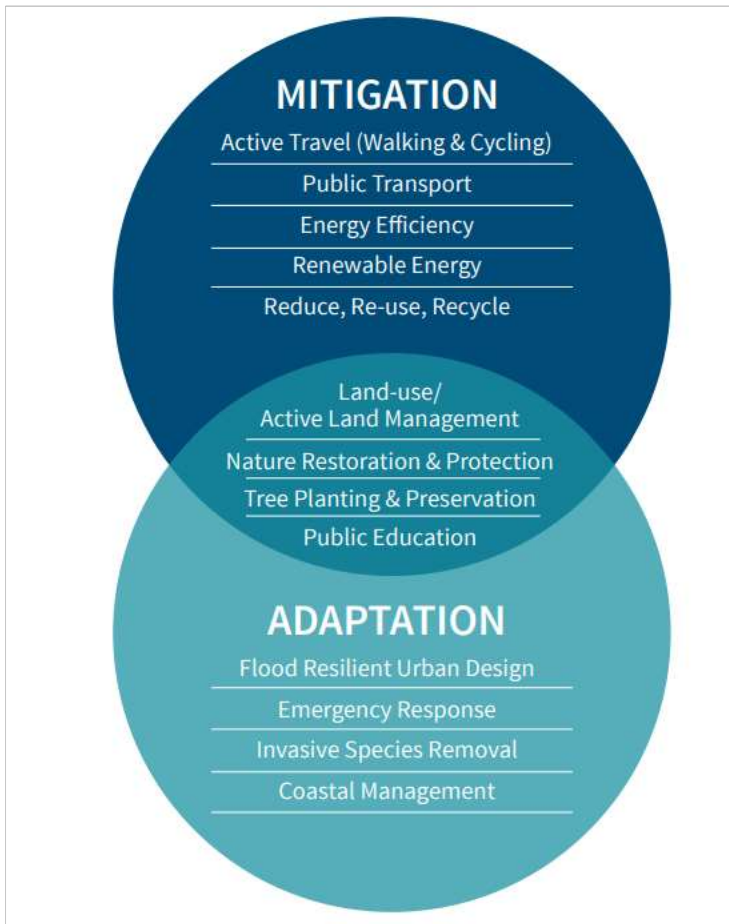
- Sea level rise and increased occurrence of coastal storms will put port infrastructure at risk.
- Damages to port infrastructure from freezing weather events.
- Service disruption.
- Changing patterns of siltation.

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<sup>108</sup> DTTS (2019).

Port infrastructure will be at particular risk under projected sea level changes and storm surge. The key impacts identified include: damages to port infrastructure, navigations and safety equipment; damages to vessels while in port and impacts on safety of passengers while embarking, in transit, and disembarking.

Figure 5.14: Examples of some Mitigation and Adaptation Solutions and their Crossovers



5.6.12 Climate Action Requirements for Development Plans

The NPF, Regional Spatial and Economic Strategy (RSES) for Eastern and Midland Region, the Climate Action Plan 2021 and Fingal County Council *Climate Change Action Plan 2019*, all outline support for climate action requirements for Development Plans.

The RSES states ‘*RPO 3.6 City and county development plans shall undergo assessment of their impact on carbon reduction targets in their preparation, and shall include measures to monitor and review progress towards carbon reduction targets*’.



### 5.6.13 Fingal Climate Change Action Plan 2019-2024

Fingal County Council has prepared a *Climate Change Action Plan 2019-2024* in accordance with the provisions of *The Climate Action and Low Carbon Development Act 2015* and the *National Adaptation Framework (NAF), 2018*. The Climate Change Action Plan aims to:

- a 33% improvement in the Council's energy efficiency by 2020;
- a 40% reduction in the Council's greenhouse gas emissions by 2030;
- to make Dublin a climate resilient region, by reducing the impacts of future climate change-related events; and
- to actively engage and inform citizens on climate change.

#### 5.6.13.1 Climate Issues in Fingal

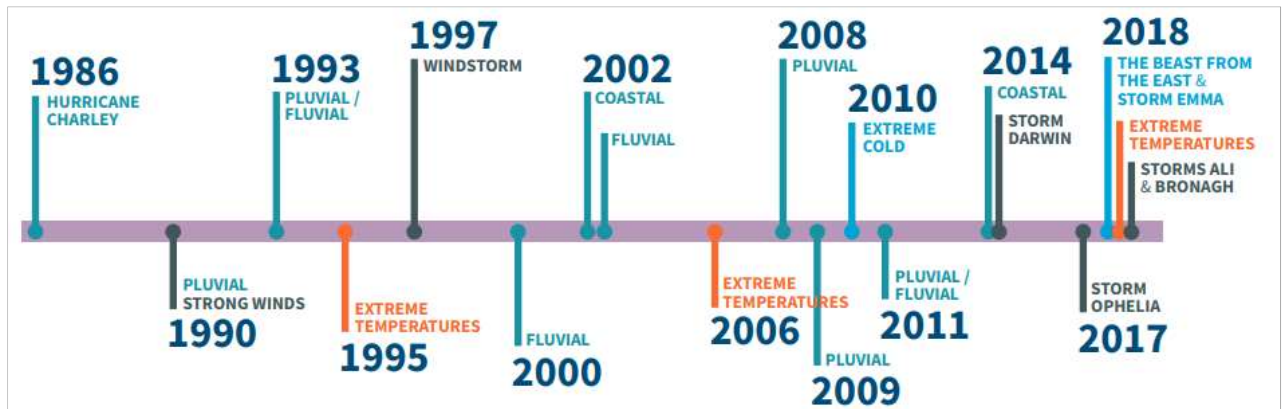
Dublin's energy agency CODEMA has produced an adaptation baseline in line with the guidelines contained in the Local Authority Adaptation Strategy Development Guidelines (2018) and the National Adaptation Framework.

Fingal's urban and rural geographic and demographic characteristics make it vulnerable to certain risks. As a rural environment, Fingal is home to agriculture, horticulture, equine industries, centres of food production and agri-food businesses. A changing climate can result in an increase in climatic events and will put Fingal's rural environment at risk. Whilst as an urban environment, the Dublin Region creates its own unique micro-climate and this can intensify current and future climate impacts.

Flood risks are also higher in urban areas due to the amount of impervious surfaces and lack of vegetation (pervious surfaces); this results in enhanced rainwater run-off, which may result in flooding.

Fingal has experienced an increase in extreme weather events, and this is evident from the timeline of Major Climatic Events, refer to Plate 5.1.

Plate 5.1: Timeline of Major Climatic Events in Fingal <sup>109</sup>



#### 5.6.14 Existing Air Quality, Noise and Climate Change Issues

Ireland's **air quality** currently is good, relative to other EU Member States, but maintaining this standard is a growing challenge. In urban areas, concern has shifted to a range of pollutants associated with domestic fossil fuel use and road traffic which may be considered relatively new in the context of air quality control.

The key issue regarding air quality for the Plan area is likely to be the impact on air quality from domestic fossil fuel use and traffic. The emissions measured in this regard are NO<sub>2</sub>, CO<sub>2</sub> and PM and can have an impact on human health. However, the potential impacts from an increase in traffic volumes will be assessed at project level. To address the issues of particulate matter, Ireland needs to move towards clean ways of heating our homes and improving their energy efficiency. To reduce the impact of NO<sub>2</sub>, there needs to be a change in our land use, energy and transportation choices.

Existing air quality issues / pressures with environmental considerations include:

- **Air emissions** - associated with the high use of the private car.
- **Air emissions** - associated with the burning of fossil fuels to heat homes / buildings, emissions from the construction industry and industrial activities.

**Noise** pollution is considered to be one of the most damaging and prevalent forms of nuisance and pollution within urban areas. High levels of traffic noise especially can have a detrimental effect on the quality of life, and on human health.

Existing noise issues / pressures with environmental considerations include:

- **High noise levels** - areas of high noise.

<sup>109</sup> FCC (2017c).

- **Noise levels** - noise associated with increased traffic on major roads.
- **Noise levels** - increasing traffic volumes affect the acoustic environment.
- **Noise levels** - noise associated with aircraft / flight path.
- **Development** - new development such as roads, housing developments and industry, must adhere to international best practice standards for noise attenuation.

The potential effects of **Climate Change** resulting in an increase in the frequency and severity of flooding and storms events must also be considered in the Plan. Severe rainfall and storms events as a result of Climate Change could adversely impact Fingal, leading to water shortages, residential flooding and disruption and damage to infrastructure.

The Plan will need to factor in the Climate Change strategy and mitigation measures to ensure future operations can progress unimpeded. Existing climate change issues / pressures issues for environmental aspects include:

- **Policy** - need to incorporated and implement strategic goals from higher level plans and programmes.
- **Biodiversity** - direct and indirect impacts from flooding, temperature changes, sea level rise, etc.
- **Population** - population growth and the need for transportation and transport networks, energy, housing and waste disposal.
- **Population** - the threat of extreme weather events (storms / cold spells / heat waves), sea level rise and pluvial and fluvial flooding.
- **Flooding** - direct and indirect impacts from flooding with impacts for populations, development, etc.
- **Air emissions** - associated with the burning of fossil fuels to heat homes / buildings, emissions from the construction industry and industrial activities.
- **Air emissions** - associated with the high use of the private car.
- **Land use changes** - the loss / damage of soil / land from the construction of sites for development.

## 5.7 Cultural Heritage

### 5.7.1 Introduction

The physical traces left in the landscape by previous generations in archaeological monuments and sites and in historic buildings, townscapes and vernacular structures forms part of the tangible cultural heritage linking the past and present.

Fingal has a rich archaeological and architectural heritage ranging from historic farmhouses and buildings, cottages and Martello towers to demesne houses and their designated landscapes. Archaeological conservation in Ireland is dealt with by the National Monuments Service of the Department of Arts, Heritage and Gaeltacht (DAHG) operating under the National Monuments Acts, 1930 - 2004, with two sections, the Archaeological Survey of Ireland and the Archaeological Archive being the primary producers and managers of data.

**Archaeological Heritage** refers to sites, monuments and complexes imprinted in the landscape and area protected under the national monuments Act 1930-2004.

**Architectural Heritage** refers historic or modern buildings of architectural, technological or social importance.

#### 5.7.1.1 Fingal Heritage Plan 2018-2023

The Heritage Plan is a strategic framework for protection, management and promotion of heritage in Fingal and sets out a series of themes and actions for implementation.

The third Heritage Plan for Fingal (2018-2023) was an opportunity to review progress and to develop a road map to guide renewed efforts to protect, manage and promote Fingal's rich and diverse heritage.

The Heritage Plan is the result of a participative process involving the community, environmental groups, various statutory bodies, and individuals.

### 5.7.2 Archaeological Heritage

Archaeological heritage is a non-renewable resource which helps us to understand how cultures and past societies developed. It consists of material remains in the form of sites and monuments, as well as artefacts or moveable objects. **'Monuments'** refer to manmade structures or natural features altered by man while 'sites' are normally situated below ground and may have no visible surface features at all. The archaeological heritage of an area includes structures, constructions, groups of

buildings, developed sites, moveable objects, monuments of other types as well as their context, whether situated on or under land or water.

The National Monuments Acts 1930-2004 provide for the protection of archaeological heritage. At present, a monument is protected in one of four ways:

- It is recorded in the Record of Monuments and Places (RMP).
- It is registered in the Register of Historic Monuments (RHM).
- It is a national monument subject to a preservation order (or temporary preservation order).
- It is a national monument in the ownership or guardianship of the Minister for Culture, Heritage and the Gaeltacht or a Local Authority.

Different levels of protection apply to a monument depending on which of the four categories it falls under.

Archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts. The **Record of Monuments and Places (RMP)** is an inventory, was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments.

Overall, there are currently 1,070 known archaeological sites and monuments in Fingal. The wealth of archaeological sites ranges from cairns and passage graves to medieval churches and castles.

The towns of Swords, Balrothery and Lusk are of particular archaeological significance with very important medieval structures surviving intact above ground and the potential of archaeological finds below ground. These towns have zones of archaeological potential delineated by the National Monuments Section of the DEHLG<sup>110</sup> around their cores to protect their significant archaeological heritage.

Nationally, there are over 1,000 monuments in State care. Of these six monuments are located in Fingal. These are:

- Baldongan Church and Tower.
- Balrothery Church Tower.
- Dunsoghly Castle.

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<sup>110</sup> Department of Environment, Heritage and Local Government

- St Mary's Church / Abbey in Howth.
- Lusk Round Tower.
- Swords Castle.

Other areas of archaeological potential include prehistoric monuments and sites, church sites, burial ground, holy wells and medieval structures.

### 5.7.3 Architectural Heritage

The term architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning all: structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific, social, or technical interest.

Fingal has a diverse building stock ranging from farmsteads, small cottages and large country houses to the architecture of a capital city, including an international airport, large shopping centres and modern office blocks. Most people identify the large estates of Luttrellstown, Newbridge, Ardgillan and Malahide as being of significant architectural merit, but more modest and functional structures also form part of the architectural heritage of the county. This includes lighthouses; the 19th century railway stations; the Martello towers; holy wells; milestones; water-pumps and individual thatched buildings. It is acknowledged that Fingal has a resource of rural and urban vernacular buildings which have become increasingly under threat from vacancy and development pressures.

The National Inventory of Architectural Heritage (NIAH) maintains a detailed record for of the post-1700 architectural heritage of Ireland. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS). The published surveys<sup>111</sup> are a source of information on the selected structures for relevant local authorities.

#### 5.7.3.1 Record of Protected Structures

Section 10 of the Planning & Development Act 2000 (as amended) places an obligation on all Local Authorities to include in their Development Plan objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. These buildings and structures are compiled on a register known as the

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<sup>111</sup> <https://www.buildingsofireland.ie/>

**Record of Protected Structures (RPS).** A Protected Structure, unless otherwise stated in the RPS, includes:

- the interior of the structure;
- the land lying within its curtilage;
- any other structures within the curtilage, and their interiors; and
- all fixtures and features which form part of the interior or exterior of any of these structures.

Owners or occupiers of a protected structure may request the Council to issue a declaration as to the type of works, which may or may not be permitted in their structure. There are 470 no. structures listed on the RPS. This includes a total of 20 no. additions to the Record of Protected Structures and a total of 94 no. deletions. Of the proposed deletions, 88 no. deletions relate to structures that are now within Architectural Conservation Areas (ACAs). The statutory protection afforded by this designation is considered to offer a high level of protection to the exterior of these structures, which is the primary area of interest, while offering more flexibility to owners and occupiers, particularly in relation to the carrying out of works to the interior of the structures. Where a structure is protected under the RPS, the protection includes (unless otherwise stated) the structure, its interior and the land within its curtilage and other structures within that curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures. The record is currently being updated but there were 785 no. entries identified in the Fingal Development Plan (2017-2023).

Fingal has designated 33 no. **Architectural Conservation Areas (ACA)**, indicating the locations where many clusters of protected structures were to be found. An ACA is a place, area or group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures, whose character it is an objective to preserve in a development plan. It should be noted that not all buildings or structures within an ACA are contained within the RPS. The ACAs also offer protection to surrounding structures which combine to create a specific character, street pattern or layout which is worthy of recognition. The ACA's are listed in Table 5.6 below.



**Table 5.6 Architectural Conservation Areas in Fingal**

Architectural Conservation Areas	
Abbeville Demesne	Ardgillan Demesne
Balbriggan No's 14 to 28 Hampton Street (even numbers only)	Balbriggan Historic Town Core
Baldoyle	Balrothery
Balscadden	Castleknock
Donabate - Newbridge House, Demesne & the Square	Garristown
Howth Castle Demesne	Howth Historic Core
Howth - Nashville Road and Park	Howth - St Nessans, St Peter's Seaview Terrace and The Haggard
Lusk	Luttrellstown Demesne
Malahide Castle Demesne	Malahide Historic Core
Malahide - The Bawn, Parnell Cottages and St Sylvester's Villas	Malahide the Rise
Milverton Demesne	Naul
Old Portmarnock (Drimnigh Road)	Oldtown
Portrane - Grey Square	Portrane - Red Square
Portrane - St Ita's Hospital Complex	Rowlestown
Skerries	Sutton - Martello Terrace, Strand Road
Sutton - No's 20a to 26 Strand Road	Sutton Cross and Environs
Swords- Church Road Historic Ecclesiastical Core	

## 5.7.4 Other Heritage Areas in Fingal

### 5.7.4.1 Industrial Heritage

'Industrial Heritage' refers to everything from the extraction of raw materials, manufacturing and processing into usable forms or finished products, public utilities, transport, communications and energy production. Over the past number of years there has been a growing public awareness of Ireland's industrial heritage, and a number of sites have been restored and are now open to the public as tourist and educational attractions.

Fingal contains a rich heritage of fishing, transport network, industrial buildings and features and structures associated with extractive industries such as quarries and lime kilns. Some of the industrial heritage sites in Fingal include Skerries Windmill complex, remains of a lime kiln in

Malahide Castle Demesne and the copper mines north of Loughshinny. The presence of a passage tomb, cists and a midden on a small promontory north of Rush village bears out the archaeological potential of this stretch of coastline and it is likely that further evidence of human activity survives along the coast and its environs.

A desktop survey of the industrial heritage in Fingal was carried out in 2011. Overall 1,159 sites were identified during the First Phase of the Fingal Industrial Heritage Survey, comprising a range of industrial sites<sup>112</sup>. Analysis of the findings of the survey of the industrial heritage of Fingal shows transport to be the most dominant of the classification categories, with bridges being the most numerous site type.

#### **5.7.4.2 Maritime and Underwater Archaeology**

Maritime archaeology explores the way that people lived and worked by the coast. Ireland's maritime landscapes include ancient settlements along the coast and islands, piers, harbours, fish traps and shipwrecks and submerged landscapes on the seabed. Threats to maritime archaeology include climate change, sea-level rise, coastal erosion, fishing and shellfish farming, coastal and offshore development. Such activities can lead to the damage or destruction of underwater archaeological sites.

Section 3 of the National Monuments (Amendment) Act 1987 makes specific provisions for the protection of shipwrecks and underwater archaeological objects. The Shipwreck Inventory of Ireland includes all known wrecks for the years up to and including 1945. There are currently over 10,000 entries on the Inventory.

Fingal's rivers and tidal estuaries may contain such objects and any development within these areas should take into consideration the potential for archaeological discoveries. A number of these shipwrecks are present in the coastal waters around Fingal; named shipwrecks include: Bydand, County of Lancaster, Flying Dart, HMD Deliverer, Marlay, MFV Benaiah, Queen Victoria, RMS Taylor and the SS Polwell.

GSI maintains an extensive database of shipwrecks mapped by the INFOMAR programme, available at: <https://www.infomar.ie/maps/story-maps/shipwrecks>.

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<sup>112</sup> FCC (2011).

### 5.7.5 Existing Cultural Heritage Issues

Construction activities have the potential for direct negative impacts on heritage features and their setting. Development of infrastructure, in addition to development resulting from economic growth and increasing population, can potentially impact on the integrity of sites or features of architectural, archaeological or cultural heritage interest.

Implementation of the Plan also provides the opportunity to potentially uncover new heritage features and enhance public awareness of and access to these sites.

Existing cultural heritage issues / pressures with environmental considerations include:

- **Development of infrastructure** - development resulting from economic growth and increasing population, can potentially impact on the integrity of sites or features and their views to / from architectural, archaeological or cultural heritage interest.
- **Development** - in close proximity to sites and areas of cultural heritage may adversely impact upon the cultural landscape setting through loss of amenity, increased noise, reduced air quality, as well as via encroachment.
- **Development** - can adversely impact on community's sense of place.
- **Development** - development has the potential to impact archaeological heritage which is sub-surface. This includes the insertion of services (e.g. playgrounds), landscaping works, ground levelling and tree planting.
- **Architecture** - impact on heritage streetscapes of regional and local importance.
- **Archaeology** - impact on archaeological monuments and their settings including undiscovered sites / features.
- **Landscapes** - there is a need to identify and protect culturally important landscapes.
- **Tourism** - demand for development in areas of tourism and along the coastline including holiday accommodation, can potentially impact cultural heritage sites and features.
- **Climate change** - the direct effects of climate change on heritage may be immediate or cumulative. Potential impacts are flooding, storm damage, coastal erosion, soil movement, changing burial-preservation conditions, reduce air quality, pest and mould and maladaptation.
- **Awareness** - increasing public awareness of the cultural value and social and economic significance of the county's built heritage.

## 5.8 Landscape & Visual

### 5.8.1 Introduction

The concept of landscape encompasses all that can be seen by looking across an area of land, i.e. it is the visible environment in its entirety. Landscape is the context in which all change takes place and helps to create a unique sense of place or identity within an area. The landscape supports a wide range of ecological habitats despite growth in its resident population. The interaction of all of these elements influences landscape character for future generations.

The landscape of Fingal is rich and varied, ranging from tranquil villages in rolling country landscape, picturesque seaside villages and rugged coastline to vibrant urban developments and historic towns. Fingal has been changing quite rapidly as a result of high levels of development to meet a growing population. The challenge that is faced is to manage the landscapes so that change is positive in its effects, so that the landscapes that are valued are protected and those that have been degraded are enhanced.

### 5.8.2 Legislation / Policy / Guidance

The European Landscape Convention, also known as the Florence Convention, promotes the protection, management and planning of European landscapes and organises European co-operation on landscape issues. The convention was adopted on 20 October 2000 in Florence (Italy) and came into force on 1 March 2004<sup>113</sup>.

The National Planning Framework, Project Ireland 2040 outlines that Ireland's landscape has a wealth of natural and cultural assets which support our quality of life. Therefore the protection, management and planning of the landscape is also interconnected with the National Landscape Strategy for Ireland, and a national landscape character assessment, will provide consistency in how we characterise and connect with the landscape. The National Policy Objective 61 is:

“Facilitate landscape protection, management and change through the preparation of a National Landscape Character Map and development of guidance on local landscape character assessments, (including historic landscape characterisation) to ensure a consistent approach to landscape character assessment, particularly across planning and administrative boundaries”.

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<sup>113</sup> Council of Europe

A National Landscape Strategy for Ireland 2015-2025<sup>114</sup> was published, in line with Ireland's obligations under the European Landscape Convention. The key objectives of this Strategy are the recognition of landscape in law and the provision of a policy framework to put measures in place for the management and protection of landscape and the production of a national Landscape Character Assessment (LCA).

### 5.8.3 Landscape Character Assessment / Areas

Landscape Character Assessment (LCA) is a process that describes maps and classifies landscapes. Landscape character is defined as 'a distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse'.

LCA identifies areas of common character called landscape character areas or landscape character units (LCU). A LCU has a distinct, recognisable and consistent pattern of elements that makes it different from its neighbouring landscape.

The objective of a LCA is to analyse the character, value, and sensitivity of landscapes identified within a particular area. By understanding how different landscapes developed and evolved from both a natural and social perspective, decisions relating to the management and planning of the landscape can be made from an informed basis. The landscape character assessment for Fingal divides the county into 6 Landscape Character Types (LCT): (refer to Figure 5.13)

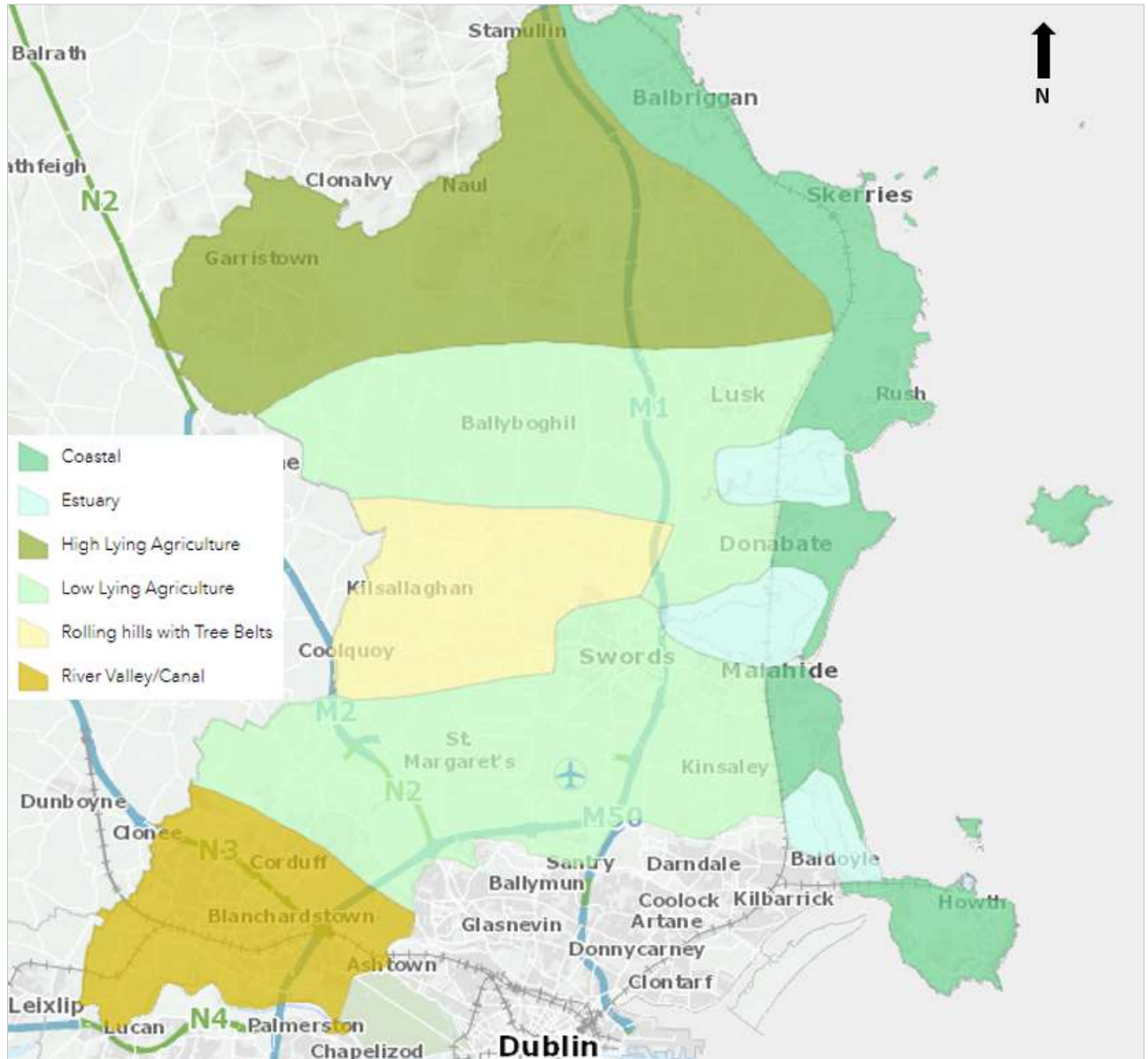
- **Coastal Character Type** - the landscape feature that dominates the entire eastern edge of the county, with beaches, headland hills and cliffs.
- **Estuary Character Type** - the intertidal sand and mudflats, and saltmarshes at Rogerstown, Swords / Malahide and Baldoyle.
- **River Valleys / Canal Character Type** - the Tolka and the Liffey Valleys together with the Royal Canal Corridor constitute this Character Area.
- **High Lying Agricultural Character Type** - an area of upland rising to 176m at Hillfort Mound, to the southeast of Naul village. These hills provide views of the Mourne Mountains to the north, the coastline to the east and the Wicklow Mountains in the south.
- **Low Lying Agricultural Character Type** - large open areas of pasture, arable and grassland that are uninterrupted by large settlements.

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<sup>114</sup> DAHG (2015).

- **Rolling Hills with Tree Belts Character Type** - the valleys of the River Ward and River Broadmeadow and their surrounding farm and woodland.

Figure 5.13: Landscape Character Areas / Types<sup>115</sup>



#### 5.8.3.1 High Amenity Zones and Sensitive Landscapes

A High Amenity Zoning has been applied to areas of the county of high landscape value. These are areas that consist of landscapes of special value or sensitivity in which inappropriate development would contribute to a significant diminution of landscape amenity in Fingal. High amenity

<sup>115</sup> FCC (2017b). Fingal Development Plan Viewer

landscapes include the coastal zone, river valley areas (Liffey, Delvin, Ward and Tolka) and the Naul Hills area.

Significant portions of the coastline, and a number of islands in Fingal, are visually sensitive as evidenced by the many protected views and prospects, high amenity zonings and areas of exceptional landscape value which are highly sensitive to development. The islands in Fingal are Lambay Island, Ireland's Eye, Shenick's Island, Colt Island, St. Patrick's Island and Rockabill Island. Lambay Island is the only inhabited island. All of the islands are zoned as High Amenity Areas and they are all designated nature conservation sites of national or international importance. There still remain stretches of the coastline which are undeveloped, remote and peaceful.

The areas adjacent to the High Amenity areas are also sensitive landscapes as development in these areas may affect directly or indirectly the quality of the High Amenity areas. These have some of the qualities of the High Amenity Zone but to a lesser degree. They are support areas to the High Amenity Areas in which development is difficult to integrate. In some cases they have been identified because inappropriate development in these areas may have a detrimental effect on the landscape quality of the High Amenity Areas, and thus the county as a whole.

Sixteen Landscape Groups are also identified on the Landscape Character Map. These are areas where interrelationships between particular areas of landscape give rise to particular sensitivities when considering development proposals.

#### **5.8.4 Protected Views & Prospects**

The importance of landscape and visual amenity and the role of planning in its protection are recognised in the Planning and Development Act 2000 (as amended), which requires that Development Plans include objectives for the preservation of the character of the landscape, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest. Within the Fingal a number of views and prospects are protected, there are:

- Howth Hill from Golf Road, Portmarnock, Strand Road, Baldoyle, and Greenfield Road and Carrickbrack Road, Sutton.
- Howth Peninsula from Clontarf Road, James Larkin Road and Dublin Road.
- Ireland's Eye from Howth Harbour area.
- Cush Point from Strand Road, Baldoyle.



- Portmarnock Peninsula from Baldoyle and Strand Roads.
- Island Golf Course from Malahide.
- High amenity zoned land north of the Broadmeadow Estuary from the Malahide-Swords coast road.
- Rogerstown Estuary to the north from Beaverstown.
- Drumanagh from Harbour Road, Rush and from Loughshinney village.
- Skerries Islands from the South Strand and Red Island, Skerries.
- Skerries Harbour at Red Island from the North Beach and Balbriggan Road, Skerries.
- Hampton Demesne and Ardgillan Demesne from Hampton View Estate.
- High amenity zoned coastal land at Bremore from the Martello Tower in Balbriggan.

#### **5.8.5 Habitat and Landscape Features of Importance for Biodiversity**

Many important and significant biodiversity areas occur outside sites that are subject to legal protection under EU and National legislations. There are many habitats and important features that are of particular importance for biodiversity throughout Ireland, including Fingal. Such areas include, hedgerows, woodlands and other field boundary types such as stone walls and ditches, rivers, streams and riparian zones, canals and wetlands. It is important that these areas are protected and enhanced where possible, as these landscape features and habitats cannot be sustained in isolation from one another as they provide ecological 'corridors' that support the movements of species necessary to maintain biodiversity.

Fingal has many areas of high quality landscape especially along the coast, the river valleys and around the Naul Hills area in the north of the county.

#### **5.8.6 Existing Landscape and Visual Issues**

Landscape can be considered a dynamic rather than static asset. It is constantly changing, and its changes are driven by nature itself, by direct human intervention, and indirectly through the consequences of human activity, notably climate change. All physical development undertaken by human impacts on the landscape. At the same time, human activity, especially farming, does much to maintain the landscape.

Areas of a highly sensitive landscape have a low capacity to absorb new development and this can be a challenge to locate new development in these areas without it becoming unduly obtrusive. The

Plan should seek to conserve and enhance natural habitats and ecosystems to protect and improve biodiversity.

Existing landscape and visual issues / pressures with environmental considerations include:

- **Development** - development and housing are having adverse and visual impacts on the landscape.
- **Housing** - visual impact with greatest pressure for expansion of settlements.
- **Green Infrastructure** - protecting the existing green infrastructure network from fragmentation and loss due to pressures of urban development within and adjoining the network.
- **Ecosystem Services** - recognising and promoting the value of ecosystem services that the green infrastructure network provides to the county.
- **Agriculture / forestry** - agricultural practices and expansion in lowlands and large scale forestry development in uplands.
- **Quarrying** - impact of operations on the landscape.
- **Coastal** - wind developments are having visual impacts on the coastline.
- **Coastal** - coastal areas experiencing greater pressure for tourism and residential development - second homes and holiday homes.

## 5.9 Material Assets

### 5.9.1 Introduction

Material assets are resources that are valued and intrinsic to a development and the surrounding area. Material assets may be of either natural or human origin and the value may arise for economic or cultural reasons. Material assets include water supply, wastewater treatment infrastructure, waste disposal including recycling, transport infrastructure (road, rail, airports and ports), energy and supply networks and telecom services. Material assets also includes economic assets such as coastal and water resources which support fisheries and aquaculture.

The sustainable growth of Fingal is dependent on the provision of services and infrastructure. A Plan led approach, in accordance with the county's Core Settlement and Housing Strategy is required for the delivery of such services in order to ensure there is adequate capacity to support the future development of Fingal.

### 5.9.2 Water Services

#### 5.9.2.1 Water Supply and Water Services

There have been significant changes in responsibilities for water supply and wastewater treatment services. As of January 2014 Irish Water replaced local authorities as a single provider of water supply and wastewater services. The future development of Fingal's water supply and wastewater treatment infrastructure is largely dependent on the Irish Water Services Capital Investment Programme (CIP), and the availability of funding therein.

Irish Water have prepared the Water Services Strategic Plan (WSSP), 'A Plan for the Future of Water Services' and it provides for the first time at national level an opportunity to consider the way water services are delivered in Ireland. The WSSP sets out strategic objectives for the delivery of water services over the next 25 years up to 2040.

Irish Water has now adopted its first National Water Resources Plan (NWRP) Framework Plan (Spring 2021) that outlines the move towards a sustainable, secure and reliable drinking water supply for Ireland over the next 25 years. The NWRP provides an opportunity to strategically plan the way that water services are delivered in Ireland at a national level.

Water is currently supplied to the Fingal area from the Leixlip Water Treatment Plant (WTP) (abstracted from the River Liffey), supplying drinking water to the Dublin Region including north Dublin City and county, parts of South Dublin and Kildare.

A groundwater treatment plant at Bog of The Ring supplies drinking water for the Balbriggan / Skerries area. This plant extracts groundwater from wells and supplements the water supply of the northern part of the county.

As part of the Water Supply Project, Eastern and Midlands Region (WSP), Irish Water, has plans - currently as a preferred option<sup>116</sup> - to abstract water from the Parteen Basin on the Lower River Shannon and to pipe the water to a new reservoir at Peamount in South Dublin County, from where it would connect to the Greater Dublin network.

There is an ongoing issue with security of water supply in the Dublin and Mid-East Regions. Consultation with IW has revealed that a supply demand deficit linked to population growth, leakage and climate change remains the primary challenge to the delivery of a safe, secure, sustainable and reliable water supply.

#### **5.9.2.2 Drinking Water Quality**

Irish Water is responsible for providing and developing public water services; and ensuring drinking water quality meets the standards in the Drinking Water Regulations. The EPA is the drinking water quality regulator, responsible for enforcing the Drinking Water Regulations.

The latest Drinking Water Quality in Public Supplies 2021<sup>117</sup> was published by the EPA in 2022. The report outlines the drinking water priorities and challenges which should be addressed on a national level, to protect and improve public drinking water supplies, these are to:

- Ensure that water is free from bacteria;
- Ensure that water is free of protozoan organisms;
- Ensure that water is free of chemical substances;
- Ensure that water treatment plants are operated correctly;
- Reducing exposure to lead;
- Drinking water safety plans.

The reports notes that the quality of drinking water in public supplies remains high. Over the years of the EPA's Remedial Action Lists (RALs)<sup>118</sup>, the number of supplies on the List has decreased from year to year. Effective disinfection is the most fundamental part of the water treatment process and

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<sup>116</sup> Irish Water (2021).

<sup>117</sup> EPA (2022).

<sup>118</sup> Under Section 58 of the Environmental Protection Agency Act 1992.

the part with the greatest potential to impact on public health. As of Q4 in 2022, 58 no. supplies remain on the RAL<sup>119</sup>.

### 5.9.3 Wastewater Services

The EPA's Water Quality in Ireland 2016-2021<sup>120</sup> highlights that one of the key causes of water pollution is from point sources including discharges from wastewater treatment plants, run-off of nutrients, sediments and pesticides from agricultural lands and farmyards.

There have been significant changes in responsibilities for wastewater treatment services. As of January 2014 Irish Water replaced local authorities as a single provider of wastewater services.

Fingal County Council (FCC) currently operates wastewater treatment plants at Swords, Malahide and Balbriggan. A plant at Portrane also serves this community as well as Donabate, Rush and Lusk. A number of smaller plants treat wastewater in the rural towns and villages. Wastewater from the south of the county including Howth, Baldoyle, Sutton, Portmarnock, Santry, Meakstown and Blanchardstown discharges to the Ringsend Waste Water Treatment Plant (WwTP) operated by Dublin City Council (DCC). Planning permissions for a major upgrade at Ringsend WwTP were granted in 2012 and 2019, respectively. The upgrade is currently underway and will facilitate the existing plant meeting future wastewater treatment requirements, which will allow for growth in both population and industry. The project is being delivered on a phased basis, and when works are complete in 2025, Ringsend will have the capacity to treat the wastewater for a population equivalent of 2.4 million while achieving the standards of the Urban Waste Water Treatment Directive.

The Greater Dublin Drainage (GDD) Project involves the development of a new regional wastewater treatment facility and associated infrastructure including pipelines to serve the Greater Dublin Area (GDA) and parts of the surrounding counties of Kildare and Meath. The GDD project is acknowledged as a critical piece of national infrastructure and has been identified in the National Planning Framework (NPF) as a National Strategic Outcome of the National Development Plan. The project will have the capacity to provide wastewater treatment for the equivalent of half a million people to support the needs of a growing population and economy in Dublin and the surrounding counties, whilst also contributing to system resilience and flexibility.

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<sup>119</sup> EPA (2023).

<sup>120</sup> EPA (2019c).

The GDD project will assist the Dublin local authorities in delivering on their plans for future development; not just in terms of local spatial planning policy but also in supporting consolidation of the metropolitan area, sustainable population growth, economic prosperity and continued confidence for investors in the long-term. An Bord Pleanála granted a Strategic Infrastructure Development permission for GDD in 2019, but that decision was quashed (in November 2020) following legal challenge. The project has been referred back to An Bord Pleanála, however, the project's strategic importance remains unchanged.

Existing wastewater treatment plants (WWTP) which serve Fingal are outlined in Table 5.7.

**Table 5.7: Wastewater Treatment Plants Serving Fingal**

Wastewater Treatment Plant – and Settlement	Census Pop. (2016)	Capacity	WWTP Project Planned / Underway
Barnageeragh WWTP – Balbriggan, Skerries & Loughshinny	31,765	Spare capacity available	
Ballyboghil WWTP – Ballyboghil	447	Spare capacity available	
Colecott Cottages WWTP – Colecott Cottages	Unavailable	Spare capacity available	
Garristown WWTP – Garristown	509	Spare capacity available	
Malahide WWTP – Malahide	16,550	Spare capacity available	
Naul WWTP – Naul	568	No spare capacity available at present	Yes
Newtown Cottages WWTP – Newtown Cottages	Unavailable	No spare capacity available at present	Yes
Oldtown WWTP – Oldtown	497	No spare capacity available at present	Yes
Portrane / Donabate WWTP – Rush, Lusk & Donabate	25,172	Spare capacity available	

Wastewater Treatment Plant – and Settlement	Census Pop. (2016)	Capacity	WWTP Project Planned / Underway
Ringsend WWTP – Portmarnock	9,466	No spare capacity available at present	Yes
Swords WWTP – Swords	47,418	Spare capacity available	
Turvey Cottages WWTP – Turvey Cottages	Unavailable	No spare capacity available at present	

#### 5.9.3.1 Surface Water Drainage

Surface water can be proactively managed through measures such as Sustainable Urban Drainage Systems (SuDS). SuDS can minimise the quantity and increase the quality of surface water runoff as well as mitigating adverse impacts of climate change.

SuDS such as green roofs, permeable paving and attenuation areas contribute towards slowing surface water run-off, thereby alleviating flooding and helping to clean the water before it reaches our rivers. This ‘green infrastructure approach’ has an increasing role to play in surface water management, reducing reliance on more traditional hard engineered solutions and contributing to flood management , climate action and measures to enable WFD compliance.

Fingal County Council (FCC) encourage and promote the use of green solutions such as swales, tree pits, green roofs, downpipe planters, ponds and wetlands for drainage. Above ground drainage solutions maximise the benefits in terms of water quality, flooding, biodiversity, amenity, climate change and maintenance amongst others.

#### 5.9.4 Utilities

Gas and electricity are the energy utilities which have traditionally supported homes and businesses across Fingal.

ESB Networks and EirGrid are the utility providers responsible for the **electricity** distribution and transmission systems. EirGrid manages the higher capacity electricity network which supply’s power to industry and businesses that use large amounts of energy and electricity, whilst the ESB manages and operates the distribution network supplying electricity to homes, businesses, schools and institutions.



The Dublin region is the major load centre on the Irish transmission system, accounting for approximately one third of total electricity demand. The Dublin Port hinterland and Poolbeg Peninsula is an electricity generation and transmission / distribution network hub.

EirGrid has a number of ongoing and planned projects in the Greater Dublin Area (GDA) for the purpose of reinforcing the transmission and distribution networks.

**Gas** Networks Ireland (GNI) are the utility provider responsible for the supply, transmission and distribution of natural gas. GNI operates and maintains a modern gas network in Fingal whilst Ervia is responsible for the delivery of gas infrastructure and services through GNI.

#### **5.9.4.1 Public Lighting**

Public lighting is an important component of placemaking and is essential for the operation of urban areas. However, excessive light pollution can arise when external lighting is not properly designed or managed. Insensitive lighting can cause what is termed 'light pollution', essentially wasted light. Fingal as a predominantly rural County is sensitive to light pollution through sky glow which can affect the tranquillity of the countryside.

Light pollution can have a negative impact on biodiversity by affecting the normal diurnal patterns of plants and animals. Artificial lighting can prevent light sensitive bat species, which like all bat species area are protected under the Habitats Directive (92/43/EEC), from utilising otherwise suitable locations for roosting or foraging. For instance, the illumination of the surfaces of water bodies and riparian zones can deter their usage by Daubenton's bats, which characteristically feed over and along watercourses.

#### **5.9.5 Energy**

The Department of Communication, Climate Action and Environment (DCCA) is responsible for the development of Ireland's energy and climate policies. Ireland's long-term energy policy framework is set out in the 2015 Energy White Paper, Ireland's Transition to a Low Carbon Energy Future 2015-2030. The Paper sets out a framework to guide Irish energy policy in the period up to 2030 and sets out a vision for a transformation of Ireland's energy systems. This includes:

- moving to lower emissions fuels and ultimately towards a lower reliance on fossil fuels;
- significantly increasing renewable generation;
- achieving a step change in energy efficiency performance;

- implementing smart and interconnected energy systems;
- strong regulatory structures and markets to underpin these changes; and
- repositioning energy consumers to have a more active role within the energy sector.

Ireland is committed to a range of renewable energy and efficiency targets. In 2014 the European Council adopted a new framework, the 2030 Climate and Energy Framework, which includes EU-wide targets and policy objectives for the period from 2021 to 2030. The 2030 framework proposes new targets and measures to make the EU's economy and energy system more competitive, secure and sustainable<sup>121</sup>.

The built environment accounted for 12.7% of Ireland's greenhouse gases in 2017. It is important that we improve the energy efficiency of our buildings, including our homes, workplaces and schools, by meeting higher energy performance standards and by increasing retrofit activity. This will reduce Ireland's dependence on fossil fuels, but will also improve our living standards by making our buildings healthier, safer, and less costly to heat.

The **National Energy and Climate Plan (NECP) 2021-2030**<sup>122</sup> takes into account energy and climate policies developed to date, demographic and economic growth (outlined in Project 2040) and includes all of the climate and energy measures set out in the National Development Plan (NDP) 2018-2027.

#### **5.9.5.1 Renewable Energy Potential**

In December 2018, the recast Renewable Energy Directive 2018/2001/EU entered into force, as part of the Clean Energy for all Europeans package. Renewable energy sources are defined as renewable non-fossil energy sources such as, but not limited to wind, solar, geothermal, wave, tidal, hydropower, biomass, landfill gas, sewage treatment plant gas, bio-gases and bio-char (i.e. the thermal treatment of natural organic materials in an oxygen-limited environment).

Central to the reduction in greenhouse gas emissions will be the continued transition from the use of fossil fuels as an energy source to a more renewable energy focused system which harnesses the potential from energy sources appropriate in Fingal.

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<sup>121</sup> European Council (2017).

<sup>122</sup> DCCAE (2019).

Fingal has renewable resource potential specific to this landscape, influenced again by many local factors such as the geology, anemology, hydrology, geography and urban and spatial planning regulations of the area<sup>123</sup>.

#### 5.9.5.2 Geothermal

Geothermal energy is solar energy stored in the form of heat within the earth's surface, heating the soil itself or groundwater beneath the surface. It is used to produce heat to meet building heating requirements, and can produce both space and hot water heating, but is most commonly used for low-temperature space heating. The makeup of the soil and bedrock in Fingal will affect the suitability and potential to exploit geothermal resources<sup>124</sup>.

Geological Survey Ireland (GSI) provides information on ground source heat energy (geothermal), sometimes called shallow geothermal energy, which can be collected from the ground and boosted with heat pumps. Geothermal energy can be harnessed, or collected, using different types of collector systems:

- Closed loop collectors are systems where heat is extracted from the ground (or cooling is gained) by pumping a heat exchange fluid through closed pipes within the ground. The pipes can be installed borehole(s) (vertical closed loop) or laid out horizontally (horizontal closed loop).
- Open loop ground source heat systems operate by taking heat energy from abstracted groundwater using a heat pump. The volume of groundwater that can be abstracted from a borehole or taken from a spring each day (the 'yield') determines the total amount of heat energy available, and therefore the size of heat pump that can be used and the size of building that can be heated.

The GSI ground source heating / cooling suitability maps indicate which type of ground source heat collector is most compatible with the geology below a site. GSI mapping shows there is a shallow geothermal solution for heating or cooling for every location in Ireland.

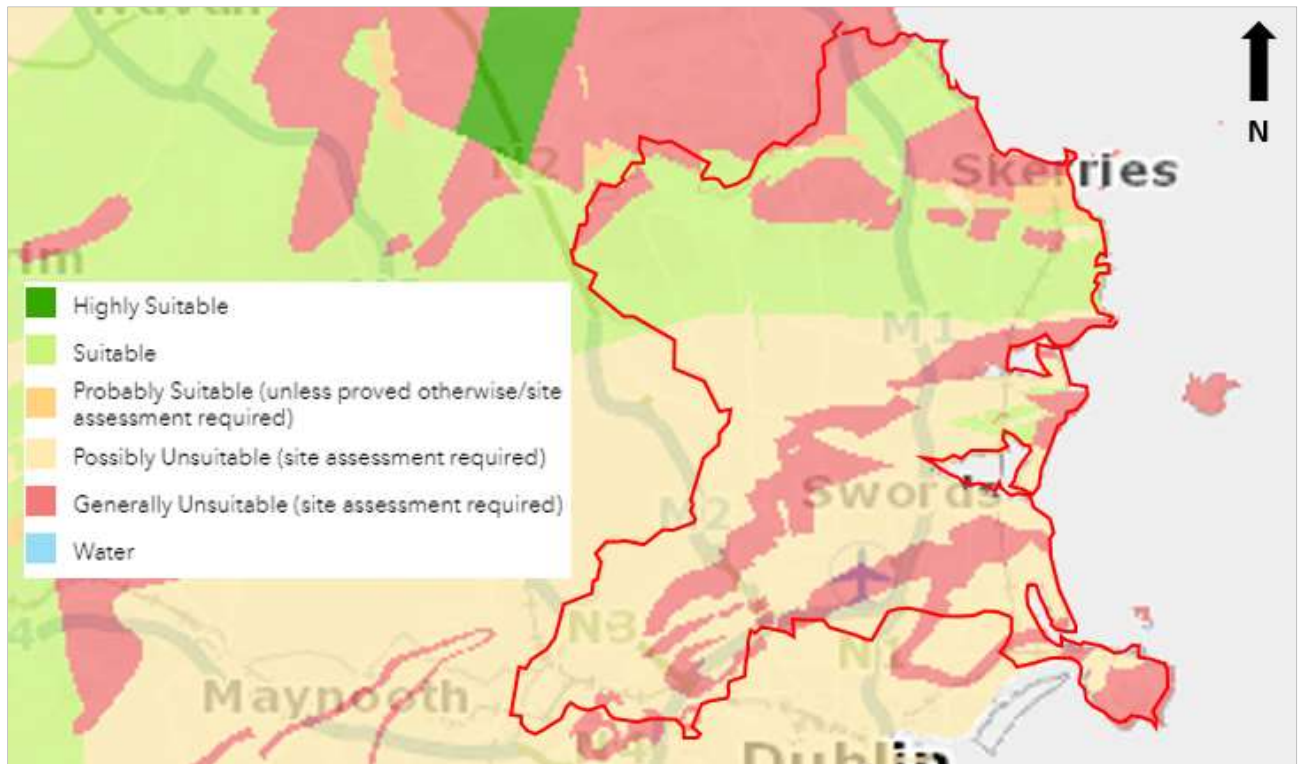
The GSI suitability maps use a suitability rating ranging from 1 (worst) to 5 (best) for each type of heat collector / cooling system. Figure 5.14 shows the GSI geothermal suitability mapping for open loop commercial suitability in Fingal.

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<sup>123</sup> CODEMA (2016).

<sup>124</sup> CODEMA (2016).

**Figure 5.14: GSI Geothermal Suitability Map for Fingal - Open Loop Commercial Suitability<sup>125</sup>**



### 5.9.5.3 Wind Energy

In 2018 Wind provided 85% of Ireland's renewable electricity and 30% of the total electricity demand<sup>126</sup>. FCC recognises that wind energy makes a significant contribution to reaching Ireland's renewable energy targets.

FCC has produced a Wind Energy Strategy<sup>127</sup> (2009) combined with maps to indicate appropriate locations for such development. Site suitability is an important consideration in determining the location of wind farms, i.e. turbines, due mainly to possible adverse impacts associated with visual impacts, noise and shadow flicker. The Strategy supports a plan led approach to wind energy development in Fingal and provides direction as to the suitability of areas within the county for such development. It is noted that the whole of Fingal is an area with wind speed potential which can facilitate the productive location of wind energy development.

Areas where wind speeds are highest include Howth, the north-west coast of Fingal and the rural areas to the south of Naul and Garristown. However, these are less encouraged than others, with

<sup>125</sup> GSI (2021).

<sup>126</sup> SEAI (2021).

<sup>127</sup> FCC (2009).

much of the most desirable areas being deemed unacceptable due to the proximity to residential areas, and in some cases, the visual impact on coastal areas.

#### **5.9.5.4 Hydro-Electric**

Hydro-electric power involves the production of electricity through a generator which is powered by the force of moving water.

The largest hydro sites in Ireland are found at Ardnacrusha, Cathleen's Fall and Poulaphouca, the latter being fed by the River Liffey<sup>128</sup>. Suitable sites are sites where there is a running flow of water year round, where this flow has a high fall height (or head height), and where re-routing the water resource through a turbine will not have a negative effect on the environment.

Fingal has two main rivers, the Tolka, and the Liffey, with many other smaller rivers feeding into the Rogerstown Estuary. There is no water flow data available for hydro resources in Fingal<sup>129</sup>. However, it is quite a flat land area, and so head heights on these waterways will not be very substantial.

#### **5.9.5.5 Solar**

The sun is a reliable source of heat and light. There are three basic approaches used today to harness and gain maximum benefit of solar energy in buildings. These are Passive Solar; Active Solar Heating; and Solar Photovoltaic (PV) Systems.

Solar power has real potential in Fingal. Analysis of actual PV installations in Fingal, the solar resources in Dublin allow approximately 800-1000kWh/kW/year to be produced with a south facing installation.

#### **5.9.5.6 Bioenergy**

Biomass is any organic material, like wood or plants, biofuels are liquid fuels made from the processing of biomass, and biogas is gas fuel extracted from the organic breakdown of biomass (anaerobic digestion). Like any other fuel, biomass, biogas and biofuels can be transported to be used in any location.

With Ireland's large agricultural sector, there is a vast resource of farm waste that can be used for production of bioenergy. Rural areas are also ideal for growing bioenergy crops. The vast majority of Fingal, however is deemed to have a high suitability for growing energy crops. Despite the vast

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<sup>128</sup> CODEMA (2016).

<sup>129</sup> CODEMA (2016).

potential for energy crop growth in Fingal, Spring Oil Seed Rape is the only energy crop grown in the county. Reasons for this include competition for land with food growth and animal grazing<sup>130</sup>.

#### **5.9.5.7 Waste Energy - District Heating**

The NPF deals with district heating under the theme of waste management, stating that ‘District heating networks will be developed, where technically feasible and cost effective, to assist in meeting renewable heat targets and reduce Ireland’s GHG emissions’.

The RSES outlines that Local authorities should harness the potential of renewable energy in the region, across the technological spectrum, with RPO 7.35 to RPO 7.38 of the RSES outlining the objectives to decarbonising the energy sector for the region.

District heating is an emerging renewables-based thermal energy system of heat energy distribution which offers an alternative public utility to traditional gas. It has the potential to be an efficient and cost-effective heat energy source which uses networks from a variety of potential renewable energy sources and technologies, such as waste incineration, combined heat and power (CHP) and geothermal or energy. The use of renewable waste energy solutions to provide heating and hot water to homes and businesses contributes to sustainability as it reduces the demand for, and consumption of, energy while using a renewable form of fuel, contributing to the overall decarbonisation of the energy sector.

#### **5.9.6 Telecommunications**

The National Broadband Plan (2019) seeks to deliver high-speed broadband services to all businesses and households across Ireland ensuring that those living and working in rural areas have the same digital access and opportunities as those in rural areas. Since its publication, significant investment has been made in upgrading and modernising networks which support the provision of broadband and telecommunications services, with significant additional investment expected over the coming years.

The National Digital Strategy (2018) is intended to assist Ireland in maximising the socio-economic benefits from the digitisation trend and has informed both the NPF and the RSES.

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<sup>130</sup> CODEMA (2016).

FCC recognises the essential need for high quality communications and information technology networks in assuring the competitiveness of the county's economy and its role in supporting development.

### 5.9.7 Transport

Transport is fundamental to how we live and work. A well performing transport system is essential to the functioning of society and the economy as a whole. The maintenance and delivery of an efficient, integrated and coherent transport network in line with national and regional policy is essential to the future economic, social and physical development of the county. Land use planning and transport planning are inextricably linked and their proper integration is a key determinant to sustainable development.

Dispersed settlement pattern and low population density in areas contributes to a high proportion of journeys being made by private car as there is no public transport or travel alternatives. In 2017, 96.7% of Ireland's transport energy demand was supplied by fossil fuels. Using more sustainable modes of transport is necessary to reduce Ireland's carbon emissions and reach the Government's goal of an 80% reduction in carbon emissions by 2050.

The Department of Transport, Tourism and Sport is launching a review of Ireland's Sustainable Mobility (Active Travel and Public Transport) Policy (public consultation closed in February 2020). A review of the public transport policy is needed to "ensure services are sustainable into the future and are meeting the needs of a modern economy". The Sustainable Mobility Policy will look at the ways of linking people and places in a sustainable way by supporting, comfortable and affordable journeys; travel by cleaner and greener transport; and a shift away from the private car to greater use of active travel (walking and cycling) and public transport (e.g. bus, rail).

Increasing capacity on public transport including bus corridors, DART and railway lines will continue to reduce the reliance on private car usage and provide opportunities for people to alter their travel behaviour and increase modal shift to more sustainable modes. Promoting modal change also encourages active travel (i.e. walking and cycling) in general and as a means to access public transport routes. The COVID-19 pandemic has highlighted the need to accelerate a shift to active travel in particular, with a consequent upscaling in infrastructure provision for pedestrians and cyclists.



The 2016 Census found that 47,707 (36.1%) of Fingal residents worked within Fingal. This increased by c. 4,000 since 2011.

In 2016 in Fingal 34% (45,179) of the working population commuted to Dublin City for work. This results in a large proportion of the population commuting to work outside of the county. While the numbers living and working in the county increased over the census periods, those commuting elsewhere to work also increased. There remains a large dependence on the car as a means of getting to work, school or college within the county.

#### **5.9.7.1 Public Transport**

Public transport is crucial for the county and the region as it has the greatest potential to move the highest volume of people, and the delivery of public transport infrastructure in co-operation with the relevant transport agencies continues to be of utmost importance.

There are a number of strategic projects in the Greater Dublin Area (GDA) Strategy 2022-2042 proposed for Fingal that have the potential over the coming years to have a transformative impact on travel by shifting the dominance of car-based transport towards public transport. Refer to Table 5.8.

Table 5.8: Public Transport Projects in Fingal

Public Transport Project	Project Description
<b>Bus - BusConnects New Dublin Area Bus Network</b>	The H-Spine includes routes connecting Dublin's north-east to the city centre covering the areas of Howth, Baldoyle, Donaghmede, Raheny, Malahide and Portmarnock
<b>Bus - BusConnects Core Bus Corridor</b>	<p><b>BusConnects</b> - a number of orbital routes are also proposed which will greatly improve ease of movement within the county and city. Proposed routes include:</p> <ol style="list-style-type: none"> <li>1. Clongriffin to City Centre</li> <li>2. Swords to City Centre</li> <li>3. Ballymun/Finglas to City Centre</li> <li>4. Blanchardstown to City Centre.</li> </ol>
<b>Rail - DART Expansion Programme</b>	<p><b>DART+ Programme</b> when implemented will also facilitate improved access to / from Fingal and the region. Electrification and enhancements will apply to the following lines:</p> <ul style="list-style-type: none"> <li>• Northern Line</li> <li>• Maynooth / M3 Line</li> <li>• Kildare Line</li> <li>• South Eastern Line.</li> </ul> <p><b>DART+ Coastal North</b> will deliver an increased and improved electrified network, with additional passenger capacity and enhanced train services between Drogheda in the north to Greystones in the south (covering c. 86km). Upon completion, DART+ Coastal Projects will see the extension of electrification of the line from Malahide to Drogheda with improvements along the existing DART line from Malahide / Howth to Greystones.</p> <p><b>DART+ West</b> is seeking to modernise and optimise the existing railway between Connolly &amp; Spencer Dock to Maynooth &amp; M3 Parkway. This will involve electrification of the entire route and discrete interventions to remove constraints.</p>

Public Transport Project	Project Description
<p><b>Light Rail</b></p>	<p>The proposed <b>MetroLink</b> scheme is the development of a north-south urban railway service that will run between Estuary, north of Swords and Charlemont in south Dublin City Centre, connecting key destinations including Dublin Airport, Dublin City University, Mater Hospital and the City centre.</p> <p><b>Luas to Finglas</b> - The extension of the Green Line Luas from Broombridge to Charlestown. The route will provide an additional 4km of track and will include four new Luas stops: St. Helena's, Finglas Village, Mellows Park and Charlestown.</p>

#### 5.9.7.2 Roads

Fingal is well served by the **national** road network with the M1 Dublin to Belfast, the N2 / M2 Dublin to Monaghan / Derry, the N3 / M3 Dublin to Ballyshannon / Donegal, and the M50 all traversing the county.

Fingal is also serviced by a number of **regional** routes and local roads. These serve an important economic role and also have valuable social and community functions, often being the sole means of access for local economic activity. The county is very reliant on its road infrastructure for intra- and inter-county movement and access.

Large new developments, especially commercial developments, generate additional car and HGV traffic. Additional issues include associated noise and air quality issues and a lack of connectivity within the county both for soft and hard transport methods.

#### 5.9.7.3 Cycling and Walking Infrastructure

Cycling and walking is environmentally friendly, fuel-efficient and a healthy mode of transport to work, school, shopping and for recreational purposes. Cycling and walking are considered an efficient, fast and relatively inexpensive form of transport and its promotion is in line with the principles of sustainable development and promotion of healthy lifestyles. Active walking and cycle infrastructure supports active health initiatives and healthy communities and significantly assist our transition to a lower carbon society.

The NTA will help progress 23 no. projects over the county such as the Royal Canal Cycle Route, Harry Reynolds Road Cycle Track, Donabate Estuary walking and cycling route and the Broadmeadow Way. These projects are part of a wider sustainable transport infrastructure programme to tackle climate change.

FCC is setting out a new plan, Walk Bike Fingal, to assess and repurpose public road space to facilitate the increase in cyclists and pedestrians currently by giving them extra space to practice social distancing from each other. Eight locations across Fingal have been identified under the first phase of the initiative and the works will include physical segregation such as barriers and cones.

The areas identified are: Laurel Lodge to Phoenix Park, Castleknock; a section of Drogheda Street in Balbriggan; Harbour Road in Skerries; Main Street and Howth Road, both Howth; New Street in Malahide; and Strand Road, Portmarnock village<sup>131</sup>.

Some of the schemes (and status) which are within the Plan area are:

- Sutton to Malahide Greenway (in preliminary design stage in advance of planning).
- Royal Canal Urban Greenway (preliminary design stage).
- Fingal Coastal Way (preliminary design stage).
- Broadmeadow Way (detail design stage following planning approval).
- Baldoyle to Portmarnock Greenway (completed and open within park area).
- Harry Reynolds Pedestrian and Cycle Route (detail design stage following planning approval).

Other road / cycleway schemes within the Plan area also include:

- R132 - Pinnock Hill to Estuary Roundabout - bus lanes, cycle-lanes and reorientation of roundabouts to signalised junctions (Planning Application lodged with ABP Q4 2021).
- Kellystown Road (preliminary design stage in advance of planning which will include cycleways).
- Ongar Barnhill Road (detail design stage in advance of construction stage).
- Church Fields link Road, Mulhuddart Construction being tendered for construction.

### 5.9.8 Dublin Airport

Dublin Airport is of strategic importance to national social and economic policy. Dublin Airport welcomed a total of 32.9 million passengers during 2019, setting a new record for traffic at the airport.

In 2020, 8.3 million passengers passed through the main Irish airports, a drop of almost 80% (-78.2%) on the previous year<sup>132</sup>. This decrease is associated with the restrictions imposed due to COVID-19.

Fingal County Council is the competent authority for aircraft noise regulation at Dublin Airport under the Aircraft Noise (Dublin Airport) Regulation Act 2019. The Aircraft Noise Competent Authority (ANCA) was established by Fingal County Council in 2019.

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<sup>131</sup> FCC (2020b).

<sup>132</sup> CSO (2021).

### 5.9.9 Harbours and Marinas

Fingal has five harbours and two marinas. Howth is the main fishing harbour which caters to larger trawlers and has a marina. The other harbours at Balbriggan, Skerries, Rush and Loughshinny cater to smaller inshore fisheries used by a relatively low number of fishermen and are managed by the council.

### 5.9.10 Waste Management

One of the key drivers for a sustainable economy is the concept of a ‘circular’ economy. A circular economy aims to reduce waste and ensure that materials are used as efficiently as possible. A circular economy involves:

- getting the most from products by using them as fully as possible;
- sharing items with others to re-use where possible; and
- increasing the levels of recycling to at least recover the value of the materials used to make these products<sup>133</sup>.

For businesses: a circular economy reduces costs, improves the raw material supply chain and offers opportunities such as new business models and markets.

For individuals: a circular economy offers a sustainable lifestyle with reduced environmental impact and lower household bills.

The European Commission’s Circular Economy Action Plan: A New Circular Economy Action Plan for a Cleaner More Competitive Europe, March 2020, forms one of the main blocks of the European Green Deal. A Waste Action Plan for a Circular Economy<sup>134</sup> was published in 2020 and outlines Ireland’s National Waste Policy for 2020-2025.

The Eastern-Midlands Region (EMR) Waste Management Plan 2015-2021 provides a framework for the prevention and management of waste in a sustainable manner in 12 local authority areas. The Eastern-Midlands Region comprises Dublin City Council, Dún Laoghaire-Rathdown, Fingal, South Dublin, Kildare, Louth, Laois, Longford, Meath, Offaly, Westmeath and Wicklow County Councils.

The three key objectives of the Eastern-Midlands Region Waste Management Plan are:

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<sup>133</sup> EPA (2020m).

<sup>134</sup> DCCAE (2020).

1. Prevent waste: a reduction of one per cent per annum in the amount of household waste generated over the period of the plan.
2. More recycling: increase the recycle rate of domestic and commercial waste from 40 to 50 per cent by 2020.
3. Further reduce landfill: eliminate all unprocessed waste going to landfill from 2016.

Fingal operates two recycling centres, one at Estuary Road in Swords and one at Coolmine in Blanchardstown. These centres accept household waste only and among the items accepted free of charge include paper, glass bottles / jars, car and household batteries and Waste Electrical & Electronic Equipment (WEEE). There are a number of bring banks throughout the county, catering for bottles, cans and textiles.

#### 5.9.10.1 Fingal Litter Management Plan 2019-2021

The Fingal Litter Management Plan 2019-2021 sets out Fingal's objectives for preventing and managing litter in Fingal, and the implementation of the Plan to meet those objectives. The plan is action-based and focuses on the prevention, enforcement and management of litter, with the objective of a consistently cleaner environment for the citizens of Fingal. The plan covers the following:

- litter prevention, awareness and education;
- enforcement measures to prevent and control litter;
- litter management operations; and
- implementation and monitoring.

#### 5.9.11 Minerals and Aggregates

Notwithstanding the developed urban nature of the Plan area, it is worth noting that there are a number of 'mineral localities' within the FCC administrative area. These townlands include:

Non-Metallic	Metallic	Both
Tankardstown	Balbriggan	Balseskin
Naul	Naul	Cloghran
Red Islands	Baltrasna	
Red Island	Loughshinny	
Colt Island	Popeshall	



Non-Metallic	Metallic	Both
St. Patricks Island	Newtown	
Milverton	Wyanstown	
Holmpatrick	Balcarrick	
Loughbarn	Corballis	
Baldongan	Robswalls	
Bettyville	Sutton South	
Ellistown	Porterstown	
Mainscourt	Laraghcon	
Quay		
Robswalls		
Feltrim		
Beechwood		
Portmarnock		
Howth Demesne		
Howth		
Sutton South		
Huntstown		
Clonsilla		

Geological Survey, Ireland (GSI) have a suite of data sources<sup>135</sup> available that would be useful in planning and assessing individual projects with regard to the environmental topic(s) of soil and / or material assets (refer to Section 5.4 also). These include:

- aggregate potential mapping;
- quaternary and physiographic mapping;
- bedrock mapping; and
- national aquifer and recharge mapping.

<sup>135</sup> <https://www.gsi.ie/en-ie/data-and-maps/Pages/default.aspx>

### 5.9.12 Green Infrastructure

Green and blue infrastructure plays an essential role in creating a more healthy and liveable county. These natural assets provide a platform for community activities, social interaction, recreation and physical activity, providing sustainable drainage solutions, facilitating biodiversity and wildlife habitats, carbon capture and creating connectivity.

The current limitations and social distancing requirements brought about as a result of COVID-19 have further highlighted the continuing need for the provision and access to these assets in our urban areas. Refer to Section 5.2.5.

### 5.9.13 Existing Material Assets Issues

The development of the Plan will result in increasing demand for water, wastewater treatment, waste management, transport infrastructure / links and energy and telecommunications services. Existing material assets issues / pressures within and adjacent to the Fingal administrative area, include:

- **Water Supply** - ongoing issues with security of water supply in the Dublin and Mid-East Regions for existing users.
- **Water Supply** - on-going investment in water conservation / leak detection and fixing.
- **Water Supply and Wastewater Services** - new developments, (including housing, offices and retail development), will generate pressure on existing water and wastewater sources to meet demands.
- **Wastewater Services** - new developments, should only be permitted where there is adequate capacity in the wastewater infrastructure in accordance with urban wastewater treatment disposal requirements and standards. Currently, municipal wastewater discharges are creating significant pressure on the receiving waterbodies.
- **Energy** - reduction of reliance on fossil fuels, increased use of renewable energy resources
- **Telecommunications** - the rollout of connectivity in the urban environment can be complex. Lack of coordination between infrastructure and utility providers can lead to the spatially inefficient and uncoordinated provision of utilities and connectivity infrastructure.
- **Transport** - the movement of people is key to the success of new development and areas, where adequate transport infrastructure (i.e. road, rail, cycle and pedestrian routes) to these

developments and accessibility throughout the development / area (safe footpath and cycle paths) is fundamental to the development of Fingal.

- **Waste** - population growth and development, and challenges in providing sustainable recycling infrastructure continues to put pressures on the local authorities to provide better waste management and access to waste services. According to CSO figures, some 500,000 homes in Ireland do not implement waste prevention practices<sup>136</sup>.
- **Light Pollution** - can arise when external lighting is not properly designed or managed which can in turn lead to inappropriate or excessive light spillage.
- **Utilities** - provision, protect and maintenance of adequate utilities to support existing and envisaged development.

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<sup>136</sup> CSO (2016).

## 6 Strategic Environmental Objectives

### 6.1 Introduction

Strategic Environmental Objectives (SEOs) are methodological measures derived from environmental protection objectives established at international and / or national level (*e.g.* through EU Directives). SEOs are used as standards against which the provisions of the Plan can be evaluated, in order to identify areas in which significant adverse impacts are likely to occur, if unmitigated.

Therefore, the primary objective of the SEA is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of the Fingal Development Plan (2023-2029).

The SEA Directive requires the identification of environmental protection objectives - SEOs. These SEOs assist in the prediction, description and monitoring of impacts on the environment as a result of the Plan. Indicators allow impacts to be assessed and highlighted in a simple and effective manner. Indicators can also be used to form the basis of a monitoring programme for the Plan, see Chapter 10 (Monitoring Measures), the results of which will inform the next Plan Review and other studies.

Thus to achieve the aim of assessing and improving the environmental performance of the Plan, a number of Environmental Objectives, specific to each environmental topic have been formulated, refer to Table 6.1. These SEOs are a fundamental part of the SEA process.

The SEOs are derived through consultation between the Planning Authority, the report authors (guided by SEA guidelines, incorporating where relevant international, national and regional policies which govern environmental protection / conservation) and are based on the overall strategy of the Planning Authority to safeguard the environmental integrity of the Development Plan area and to develop its functional area in a sustainable manner.

SEOs are distinct from the objectives within the Plan, although they will often overlap and are developed from international, national and regional policies which generally govern environmental protection objectives. The SEOs are used to assess the proposed development strategies of the Plan, its policies and objectives, in order to evaluate and identify where conflicts may occur, see Chapter 8 (Strategic Environmental Assessment).

The development of these objectives ensures that the SEA focuses only on those issues that are most relevant and of significance to the Plan.

The SEA objectives are separate to the objectives contained within the Plan. The SEA objectives have been divided into environmental topics, with at least one objective for each topic:

- Biodiversity (Flora & Fauna) (B);
- Population & Human Health (PHH);
- Soils & Geology (SG);
- Water (W);
- Air Quality & Noise (AN);
- Climate Change (CC);
- Cultural Heritage (CH);
- Landscape & Visual (LV); and
- Material Assets (MA).

**Table 6.1: Strategic Environmental Objectives (SEO) for the Plan**

Theme	Strategic Environmental Objective (SEO)
<b>Biodiversity (Flora &amp; Fauna) (B)</b>	<b>(B_1)</b> Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.
	<b>(B_2)</b> Maintain and where appropriate, enhance the biodiversity value of national and local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species. Enhance biodiversity in line with the National Biodiversity Strategy and its targets.
<b>Population &amp; Human Health (PHH)</b>	<b>(PHH_1)</b> Provide high quality residential, community, working and recreational environments with access to sustainable transport options.
	<b>(PHH_2)</b> Ensure that existing population and planned growth is linked with the required infrastructure and the services.
	<b>(PHH_3)</b> Protect human health and well-being from environment-related pressures.
<b>Land, Soils &amp; Geology (LSG)</b>	<b>(LSG_1)</b> Safeguard designated and sensitive soil, resources and geological heritage sites against pollution and degradation.
	<b>(LSG_2)</b> Promote the sustainable use of infill and brownfield sites over the use of greenfield within the county.
<b>Water Quality (W)</b>	<b>(W_1)</b> Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the Water Framework Directive (WFD) and Marine Strategy Framework Directive objectives and measures.
	<b>(W_2)</b> Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.
	<b>(W_3)</b> Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.
<b>Air Quality &amp; Noise (AN)</b>	<b>(AN_1)</b> Avoid, prevent or reduce harmful effects on human health and the environment resulting from emissions to air, with particular reference to emissions from transport, residential heating, industry and agriculture.
	<b>(AN_2)</b> Encourage a modal change from car to more sustainable forms of transport to minimise travel-related emissions.
	<b>(AN_3)</b> Decrease noise emissions associated with traffic and transport and other noise related industry <i>etc.</i>

Theme	Strategic Environmental Objective (SEO)
Climate Change (CC)	(CC_1) Adopt Climate Change mitigation and adaptation measures.
	(CC_2) Integrate sustainable design solutions into the county's infrastructure (e.g. energy efficient buildings; green infrastructure).
	(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.
	(CC_4) Encourage and promote development which is resilient to the effects of climate change.
	(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.
Cultural Heritage (CH)	(CH_1) Protect places and features of cultural archaeological heritage from impact as a result of development.
	(CH_2) Protect places, features, buildings and landscapes of cultural, architectural heritage from impact as a result of development.
Landscape & Visual (LV)	(LV_1) Protect and maintain the special qualities of the landscape character of Fingal, especially with regard to areas of high amenity - coastal zone and islands, river valley areas (Liffey, Delvin, Ward and Tolka) and the Naul Hills area.
	(LV_2) Protect and maintain the special qualities of identified scenic views.
Material Assets (MA)	(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to meet population distribution and protect existing assets, to meet the needs of Fingal's population.
	(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies.
	(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.
	(MA_4) Encourage a reduction in energy demand from the transport sector and support moves to more sustainable modes of transport, including electrification of road and rail transport.



## 7 Description of Alternatives

### 7.1 Introduction

Article 5 of the SEA Directive requires the consideration of reasonable alternatives taking into account the objectives and the geographical scope of the Plan or programme and the significant environmental effects of the alternatives proposed. Therefore, consideration and evaluation of the likely environmental consequences of alternative development plan strategies is an important aspect of the SEA process.

In accordance with SEA guidelines the alternatives put forward should be reasonable, realistic and capable of implementation. They should also be in line with the appropriate strategic level at which the Plan will be implemented within the national planning hierarchy. The Fingal Development Plan 2023-2029 is framed within a policy context set by a hierarchy of National and Regional level strategic plans as well as the Irish and European legislative framework. Therefore the options for alternatives are limited by these higher level plans, and a ‘do-nothing’ scenario situation has not been included as it is neither reasonable nor realistic.

The alternatives proposed have been assessed against the established Strategic Environmental Objectives (SEOs), as set out in Chapter 6, relating to aspects of the environment likely to be affected by the Plan’s implementation. The evaluation process resulted in the identification of potential impacts and informed the selection of the preferred development scenario for the Plan. This evaluation sought to understand whether each alternative was likely to improve, conflict with, or have a neutral interaction with the environment of the county.

The Strategic Vision of the Plan is that:

*“Fingal will embrace healthy placemaking and economic prosperity through building cohesive and sustainable communities, where our cultural, natural and built environment is protected.*

*Fingal will continue to be a County of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of economic growth, social progress and environmental quality with the aim of increasing the county’s self-reliance and resilience.*

*This Plan will ensure the continued growth of the County in a sustainable way and ensure the County continues to develop as a series of well serviced, well connected towns, villages and communities and a low carbon economy. In working to deliver all of this, we are committed to engaging with stakeholders, including local communities and residents to develop better solutions to the complex challenges we face and provide an improved quality of life for all.”*

The vision has been developed in line with International, National and Regional policy provisions alongside the Fingal County Council (FCC) corporate plan mission.

#### **7.1.1 Limitations in Available Alternatives**

The Plan is prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended), which specifies various types of objectives that must be provided for by the Plan and in accordance with higher-level national, regional and statutory planning provisions. Therefore, alternatives available for the Plan are significantly limited by the requirements of plans such as the National Planning Framework (NPF), Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region, the Dublin Metropolitan Area Strategic Plan (MASP), NTA Transport Strategy for the Greater Dublin Area 2022-2042, and Statutory Planning Guidelines.

#### **7.1.2 National Planning Framework**

The National Planning Framework (NPF) is a 20-year, high-level strategy to guide development and investment in Ireland<sup>137</sup>.

The NPF makes a strong commitment to sustainable land management and resource efficiency in order to support the transition to a low carbon society. It sets out a regional focused strategy for managing growth and providing a counterbalance to the established concentration of growth in the Greater Dublin Area. The NPF acknowledges the critical role that Dublin plays in the country's competitiveness as the country's leading global city of scale, and supports Dublin's growth in jobs and population, anticipating that the Dublin City and suburbs will accommodate an extra 235,000 to 293,000 people by 2040.

The NPF identifies ten National Strategic Outcomes (NSOs) for the future growth and sustainable development of Ireland to 2040. These outcomes have been a central consideration in shaping the new Fingal Development Plan. The Outcomes in the NPF are realised through a series of National

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<sup>137</sup> DHPLG (2018).

Policy Objectives (NPOs) with which the Fingal Development Plan must be consistent with. Refer to Plate 7.1.

**Plate 7.1: National Strategic Outcomes and Priorities of the National Development Plan<sup>138</sup>**



The NPF has a very clear focus on achieving compact growth and, more specifically, brownfield infill development which translates into encouraging more people, jobs and activity generally within existing built up areas rather than into new greenfield areas (National Policy Objective (NPO) 3b). This growth strategy will allow better use of underutilised serviced land and buildings, including infill and brownfield land, with more high-quality and high-density mixed-use development accompanied by enhanced amenities, education, health and social services; all supported by sustainable mobility.

The NPF acknowledges that rural areas make a major contribution to Ireland’s identity and to overall national development in economic, social, cultural and environmental terms. The NPF places a major focus on rural areas in relation to strengthening Ireland’s rural fabric and supporting existing communities, planning for the future growth and development of rural areas, supporting job

<sup>138</sup> Government of Ireland (2018).

creation, addressing connectivity gaps and better co-ordination of existing investment programmes dealing with social inclusion, rural development and town and village renewal.

The NPF provides a series of National Policy Objectives (NPOs), a number of which are relevant to the consideration of alternatives and have informed the core strategy for the Plan:

- **NPO 3b** seeks the delivery of at least half (50%) of all new homes to be targeted in the five main cities and suburbs within their existing built-up footprints.
- **NPO 72a, 72b and 73a** are considered to be interlinked and largely deal with the NPF ‘tiered approach’ to zoned lands that are serviced, classified as Tier 1: Serviced Zoned Lands and zoned lands that are serviceable during the life of the development plan, classified as Tier 2: Serviceable Zoned Land.

### 7.1.3 Eastern and Midlands Regional Spatial and Economic Strategy 2019-2031

Fingal is within the Eastern and Midland Regional Assembly Area (EMRA) and the Regional Spatial and Economic Strategy (RSES)<sup>139</sup> for this area. The RSES sets out a strategic plan and investment framework to shape the development of, and to manage planning in, the region. The RSES also integrates the National Planning Framework (NPF) objectives and the growth and settlement strategy at the regional level, ensuing coordination between the NPF and the Fingal Development Plan.

The RSES identifies the region’s challenges as the need to sustain economic growth whilst transitioning to a low carbon society and; the need to align population growth with the location of homes and jobs whilst creating healthy attractive places and an enhanced quality of life. The RSES further endorses the NPF’s principles of consolidation, brownfield development, densification and compact growth.

The RSES is underpinned by three key principles namely: placemaking; climate action; and sustainable economic opportunity and growth. The Strategy includes 16 no. Regional Strategic Outcomes (RSOs) which are broadly aligned with the National Strategic Outcomes of the NPF.

The RSES sets out the vision for growth (homes and jobs) and Regional Policy Objectives (RPOs) for the Region to the year 2031 and seeks a population increase of circa 50,000 people by 2031 in Fingal.

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<sup>139</sup> Eastern & Midland Regional Assembly

Therefore the policies and objectives of the Plan must align with the RSOs and the core strategy of the Plan is underpinned by the population targets set out in the RSES.

#### 7.1.4 Dublin Metropolitan Area Strategic Plan

The RSES includes a more detailed Dublin Metropolitan Area Strategic Plan (MASP) which identifies strategic residential and employment corridors based on their current and future development capacity, their ability to deliver outcomes such as compact development, place making, accessibility to public transport, potential for economic development and a reduced carbon footprint.

The RSES recognises the strategic location of Swords, in proximity to Dublin City, Dublin Airport, the national road network and planned MetroLink and it is specifically identified as one of three ‘Key Towns’ in the MASP area. These Key Metropolitan Towns have the capacity and future potential to accommodate above average growth in the Region with the requisite investment in employment creation, services, amenities and sustainable transport.

Specific Regional Policy Objectives (RPO’s) are outlined for Swords. Also relevant to Fingal is the ‘MetroLink – LUAS Corridor’ linking Swords and Dublin Airport to Dublin City and the ‘Dublin – Belfast Economic Corridor’ which is identified as another strategic connection. This Corridor is the largest economic agglomeration on the island of Ireland, with the cities and towns along the Dublin – Belfast Corridor home to a population of around 2 million people.

Strategic development lands within the Fingal County Council’s area identified in the RSES by EMRA are:

#### A. Strategic Development Areas

##### North South - DART Corridor

- **Residential:** Clongriffin-Belmayne, Baldoyle-Stapolin (Fingal), Donabate.
- **Employment:** Completion of mixed-use districts with retail and service provision. Consolidation of economic and service base in tandem with population growth.

##### North West - Maynooth/ Dunboyne commuter line /DART

- **Residential:** Barnhill and Kellystown land banks to the south and east.
- **Employment:** Dublin Enterprise Zone<sup>140</sup> and synergies with Blanchardstown IT.

##### Metrolink / LUAS Greenline Corridor (Metrolink/ LUAS)

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<sup>140</sup> Dublin Enterprise Zone is not directly served by existing or planned rail and will require improve bus connections and demand management measures

- **Residential:** Swords, Swords - Lissenhall
- **Employment:** Airport related, commercial facilities and employment linked to development of Metrolink. Development of high-tech research and development employment within a campus setting at Lissenhall East.

## B. Strategic Employment Lands

- Dublin Enterprise Zone (Dublin 15).
- Swords and Dublin Airport/South Fingal.

The Core Strategy and Settlement Strategy of the Plan must align with the strategic development lands detailed in the RSES / MASP.

### 7.1.5 Transport Strategy for the Greater Dublin Area 2022-2042

The NTA Transport Strategy for the Greater Dublin Area<sup>141</sup> provides a framework for a sustainable transport network for the long term. The key projects include:

- The Bus Connects project with a targeted timeline of 2022-2030.
- The extended Luas Tram line to Finglas anticipated to be delivered in the timeline between 2031-2036.
- Metro train line from the City to the Airport and Swords with a targeted delivery date of between 2031 and 2036.
- DART+ Programme 2022-2030.

Over the course of the Development Plan, it is expected that these key infrastructural projects will either be delivered or be at an advanced stage of design / planning, which will greatly enhance accessibility in Fingal and the wider Dublin area.

Therefore, the alignment of future growth and key public transport infrastructure is a key consideration of the Plan.

### 7.1.6 Statutory Planning Guidelines

The Minister for Housing, Planning and Local Government has issued a range of guidelines which planning authorities are required to have regard to in carrying out their functions, including in the preparation of the Development Plans. These guidelines cover a wide range of issues including

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<sup>141</sup> NTA (2022).

building height, residential density and design, development management, childcare facilities and environmental assessment.

The Department of Housing Local Government and Heritage (DHLGH) published the Housing Supply Target Methodology for Development Planning, (December 2020)<sup>142</sup>, with Projected Housing Demand by Local Authority Area 2020 – 2031 ESRI NPF Scenario Housing Supply Target. It contains housing supply targets for each individual local authority. The Plan must align with the housing requirement figures for the Fingal area.

Full cognisance of these guidelines and all relevant strategic planning policy requirements is to be had when framing the policies and objectives of the Plan.

## 7.2 Alternative Plan Scenarios

As noted above, the selection of Alternatives to the approach for the Plan is constrained by the requirement to comply with the policies and objectives of the National Planning Framework, RSES and other National Guidelines, all of which have been subject to SEA and therefore alternatives such as those outlined below are considered ‘not realistic’:

- A1:** Promoting consolidated growth within existing settlements evenly distributed across the county proportionate to existing population share and related to the capacity of public transport connections, water services capacity and availability of social infrastructure.
- A2:** Dispersed Growth around Existing Settlements.
- A3:** ‘Market Led’ Growth.

Likewise consideration of a ‘**do-nothing**’ alternative is not considered as this is not realistic for a Development Plan.

It is also noted that the Land Capacity Assessment (Chapter 2 of Plan) indicates that Fingal County Council has an excess extent of zoned lands and therefore, additional or new zoning is very limited, strategic and long-term in nature. This limits potential consideration of alternatives by removing one of the key decision-making tools for this Plan, i.e. the ability to direct new development to or away from specific areas by means of new targeted zoning.

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<sup>142</sup> DHLGH (2020).



### 7.2.1 Alternative Plan Scenarios Considered

Having regard to the constraints within which the Plan must be formulated, the reasonable alternatives considered in this SEA address the policy and environmental responses on the preferred plan and in particular to the key elements of the strategy in economic, transportation, water, services and residential demand.

Alternative scenarios have been formulated so that they achieve the broad objectives of the NPF and RSES, having regard to the strategic development goals and key issues of capacity around infrastructure, environmental constraints and potential impacts.

**Alternative 1:** Promote new development evenly for all appropriately zoned and serviced lands.

**Alternative 2:** Utilise a phased approach to a promotion of new development towards targeted areas of appropriately zoned and serviced lands.

Both focus on alternative means of achieving the aims of the Plan and can be considered to be in accordance with the objectives of the higher level plans.

As previously noted, the selection of Alternatives for the new Plan is significantly constrained by the requirement to comply with the policies and objectives of the National Planning Framework, RSES and other national guidelines, all of which have been subject to SEA.

The following considerations are also relevant to the assessment:

- Population and Housing growth forms a central part of the Core Strategy complying with National and Regional Planning Policy. Monitoring is set at a strategic level which examines the function of each settlement.
- Residential development is directed to lands already zoned for residential use in the current plan – no appreciable new residential zoning is proposed.
- Having zoned and serviced land available for the sustainable growth of the county is key requirement and asset but also requires significant capital expenditure in terms of provision of infrastructure and servicing. Therefore, it is important that such lands are developed in a timely manner as envisaged in the Plan to deliver on national growth demands and to provide a return on national investments.
- For monitoring at a settlement and neighbourhood scale, the policy is to examine each settlement with options to transfer a portion of the allocated units from one neighbourhood area to another, subject to demonstration that the necessary social and physical

infrastructure is in place or can be provided. This enables for flexibility in terms of locating new housing while complying with the overall core strategy.

- The Council will continue to monitor the housing and employment output in areas, especially as part of the 2022 Census which supports the Development Plan, and the 2026 Census as part of the review of the 2028 Plan.

### 7.3 Assessment of Alternatives

This section provides a comparative evaluation / assessment of the likely significant environmental effects of implementing available alternatives in Table 7.1. Through the consideration of the Strategic Environmental Objectives (SEOs), the assessment queries and responds to the following questions:

- sufficient homes, of appropriate types, in appropriate locations, at the appropriate times;
- reduce the need to travel through more sustainable patterns of land-use and development;
- encourages modal shift to more sustainable forms of travel;
- enables key transport infrastructure improvements;
- protects and enhances natural habitats, wildlife, biodiversity and geodiversity where possible;
- protects the integrity of European sites and other designated nature conservation sites;
- encourages the creation of new habitats and features for wildlife;
- conserves soil resources where possible and avoid waste of same;
- promotes brownfield development over greenfield;
- protects and enhances archaeology and heritage assets, and areas of sensitive landscape character;
- minimises and reduces the potential for exposure of people to noise, air and light pollution;
- responds to the likelihood of predicted climate change events;
- provides adequate infrastructure to ensure the sustainable supply of water and disposal of sewerage; and
- maximises opportunities for recycling and minimising waste.

**Table 7.1: Assessment of Plan Alternatives**

Alternative Considered	Positive	Negative	Uncertain	Neutral
<p><b><u>Alternative 1: Promote new development evenly for all appropriately zoned and serviced lands.</u></b></p> <p>An even promotion of sustainable development on appropriately zoned lands provides for a greater likelihood of achieving the required growth and thereby return on capital investment for infrastructure and servicing of zoned lands within the Plan period.</p> <p>The alternative retains many of the uncertain environmental impacts associated with all development and which will require appropriate consideration and mitigation in the formulation of the policies and objectives in the Plan.</p>	PHH_1; PHH_2; MA_1;		B_1; B_2; W_1; W_3; AN_1; AN_3; CC_2; CC_3; CC_4; CC_5; CH_1; CH_2; LV_1; LV_2; MA_2; MA_3; MA_4	PHH_3; LSG_1; LSG_2; W_2; AN_2; CC_1;

Alternative Considered	Positive	Negative	Uncertain	Neutral
<p><b><u>Alternative 2: Utilise a phased approach to a promotion of new development towards targeted areas of appropriately zoned and serviced lands.</u></b></p> <p>A targeted promotion of sustainable development on appropriately zoned lands results in greater likelihood of failing to achieve the required growth and thereby losing out on potential return on capital investment for infrastructure and servicing of zoned lands within the Plan period.</p> <p>The alternative retains many of the uncertain environmental impacts associated with all development and which will require appropriate consideration and mitigation in the formulation of the policies and objectives in the Plan.</p>		PHH_1; PHH_2; CC_4; CC_5; MA_1;	B_1; B_2; W_1; W_3; AN_1; AN_3; CC_2; CC_3; CH_1; CH_2; LV_1; LV_2; MA_2; MA_3; MA_4	PHH_3; LSG_1; LSG_2; W_2; AN_2; CC_1;

## 7.4 Preferred Option

The preferred strategic alternative for the approach to the Plan is **Alternative 1: Promote new development evenly in all appropriately zoned and serviced lands**. This is based on:

- consistency with the requirements of the NPF and RSES;
- maintaining and enhancing existing settlements, within a connected neighbourhood context;
- maximising potential for delivery of required growth within the Plan period;
- maximising opportunity for return on capital expenditure towards infrastructure and services for zoned lands, and
- continuing promotion of smarter travel policies, reduction in commuting, with increased walking and cycling.

## 8 Strategic Environmental Assessment (SEA)

### 8.1 Introduction

The SEA process ensures that the environment is central to all decisions on the future development of Fingal County.

The purpose of this chapter is to highlight the potential conflicts, if they are present, between the stated objectives contained in the Plan and the proposed amendments, with the SEA Strategic Environmental Objectives (SEOs). Furthermore the assessment examines the potential impact arising from the Plan's implementation of its policies and objectives on sensitive environmental receptors.

The process of SEA and the Plan formulation is an iterative one and as such environmental considerations have informed all stages of plan preparation carried out to date in order for the potential for significant adverse effects arising from implementation of the Plan to be minimised. Nonetheless, it is possible that some individual plan objectives will create such effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts and where this is not possible for stated reasons, to lessen or offset those effects through mitigation measures outlined in Chapter 9 (Mitigation Measures) of this report.

In accordance with SEA Guidelines the assessment identifies 'impact' under four headings. Firstly the quality of impact is addressed using the following terms:

**Potential Positive Impact** - a change which improves the quality of the environment.

**Potential Negative Impact** - a change which reduces or lessens the quality of the environment.

**Uncertain Impact** - the nature of any impact cannot be ascertained at this stage.

**Neutral or No Relationship** - a change which does not affect the quality of the environment.

In some instances there is little or no relationship between the various Plan policies / objectives and the respective environmental receptor. Where this occurs, the potential impact is regarded as neutral and no further discussion is deemed necessary.

Each of the policies and objectives of the Plan have been screened for their impact and where a neutral impact is noted no further discussion is provided within this report. Similarly where a

potential conflict exists between a SEO and the policy / objective, this is noted and appropriate mitigation proposed. This format allows for the assessment to focus on the positive and negative impacts and proceed to a discussion on their significance and duration. Thus it is a more robust, more focused approach to understanding the potential - impacts associated with the implementation of the Plan.

## 8.2 Environmental Assessment of Plan

This section provides a strategic assessment of the likely environmental effects of implementing the policies and objectives of the Plan. The detailed assessment, which identifies potential positive, neutral, uncertain and / or negative effects, is presented in Appendix Table A8.1 in Appendix A1.

The preparation of the Plan was preceded by the preparation of the Draft Plan. The Draft Plan, SEA Environmental Report, AA and SFRA documents were placed on public display between the 24 February and 12 May 2022 as part of the required statutory public consultation. Submissions made on the Draft Plan and associated documents, including the SEA and AA documents, were reviewed and a Chief Executive's Report (July 2022) on the submissions and observations was issued to the Elected Members for review. Following review of the CE's Report with the Elected Members, amendments, including material amendments, were agreed and these were placed on a further period of public display. Further submissions and observations in relation to the proposed amendments received during the public display period were compiled in the CE's Report and submitted this to the Elected Members on 15 January 2023. Following this, Special Council Meetings were held in February 2023, and the Elected Members adopted the Fingal Development Plan 2023-2029 on Wednesday 22 February 2023.

The assessment has considered the full extent of the Plan, including the written Plan, and associated land-use maps and appendices. The Plan includes for the following Appendices:

- Appendix 1: Fingal Housing Strategy
- Appendix 2: Implementation of Ministerial Guidelines
- Appendix 3: Policy Context
- Appendix 4: Infrastructure Capacity Assessment
- Appendix 5: Record of Protected Structures and ACAs
- Appendix 6: Recorded Monuments / Sites and Monuments Record
- Appendix 7: Technical Guidance Notes
- Appendix 8: Map Based Local Objectives

- Appendix 9: Dublin Bay Biosphere Reserve Map 2016
- Appendix 10: List of Townlands to which Assessment Zone D Applies
- Appendix 11: FCC SuDS Guidance Document 'Green / Blue Infrastructure for Development'
- Appendix 12: Acronyms

Generally the appendices are environmentally positive and the associated policies and objectives in relation to the Appendices are included in the Main Written Statement section of the Plan and are assessed in this Environmental Report / SEA.

It is acknowledged that the Plan sits in a hierarchy of documents setting out national and public policy land use planning, infrastructure, sustainable development, tourism, climate action, environmental protection environmental management etc. These policy documents include the:

- National Planning Framework (NPF).
- National Development Plan (NDP) 2021 - 2030.
- National Mitigation Plan.
- National Adaptation Framework 2018.
- Climate Action Plan 2023.
- Transport Strategy for the Greater Dublin Area 2022-2042.
- Regional Spatial and Economic Strategy 2019-2035 for the Eastern and Midland Region etc.

These higher level plans have been subject to their own environmental assessment processes, where relevant, and already provide for various development and environmental protection measures that have been incorporated into the Plan. As stated in the Plan, lower tier plans and projects must be consistent and comply with the provisions of the Plan and will also be subject to their own plan/programme-level SEA and AA or project-level EIA and AA requirements as appropriate.

As identified in Table A8.1 in Appendix A1, the vast majority of the policies and objectives of the Plan have a potential positive or neutral environmental effect. However, a number of the policies and objectives have a potentially uncertain effects and a small number have potentially negative effects. However, these potentially uncertain and potentially negative policies / objectives will be appropriately mitigated by robust protective policies and objectives included in the Plan. Refer to Chapter 9 (Mitigation Measures) and Table 9.1.

### 8.2.1 Potential Positive / Protective Policies and Objectives

The Plan includes a wide range of policies and objectives for sustainable development and environmental protection of the county. In addition, the Plan contains a significant number of policies and objectives which by their substance are protective of environmental factors or of the environment as a whole. The protective policies and objectives assist in the mitigation of potentially uncertain or potentially negative effects of other policies and objectives (refer to Chapter 9 Mitigation).

Examples of sustainable and environmentally positive policies and objectives in the Plan (refer to Table A8.1 in Appendix A1) include:

#### CHAPTER 1

**Strategic Objective 1:** Transition to an environmentally sustainable carbon neutral economy.

**Strategic Objective 11:** Protect, enhance and connect areas of natural heritage, green infrastructure and open space for the benefits of quality of life, biodiversity, protected species and habitats, while having the potential to facilitate climate change adaptation and flood risk measures.

**Strategic Objective 12:** Protect, conserve and enhance the built and cultural heritage of Fingal, through promoting awareness, utilising relevant heritage legislation and ensuring good quality urban design principles are applied to all new developments. The principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area should be at the centre of any proposal.

#### CHAPTER 2

**Policy CSP1:** Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of Fingal.

**Policy CSP17:** Foster the development of socially and economically balanced sustainable communities.

**Objective CSO9:** Local Area Plans will be subject to Strategic Environmental Assessments as appropriate and Screening for Appropriate Assessment.

#### CHAPTER 3



**Policy SPQH P1:** The Council will support the development and creation throughout Fingal of successful and sustainable settlements which endorse the principles of healthy placemaking and which through a multi-faceted approach to planning, design and management continue to ensure the development of attractive high-quality places to live, work, recreate, visit and invest in, served by a range of local services, provision of quality public realms, diverse and accessible community facilities for all genders, non-binary or none and open spaces for the benefit of the community.

**Policy SPQH P13:** Ensure that the Housing Strategy recognises the diverse needs of all of Fingal's citizens meeting insofar as is feasible their diverse accommodation needs.

#### CHAPTER 4

**Policy CIOSP3:** Ensure the timely provision in conjunction with housing development of community services, resources and infrastructure, including schools, community, religious, and health facilities, required for the creation of sustainable communities.

#### CHAPTER 5

**Policy CAP1:** Support the implementation of national objectives on climate change including the '*Climate Action Plan 2023 (CAP23)*', the '*National Adaptation Framework*' 2018 and the '*National Energy and Climate Plan for Ireland 2021-2030*' and other relevant legislation, policy and agreements in relation to climate action.

**Policy CAP3:** Promote sustainable settlement and transport strategies within the county and identify measures, including targets for modal shift, to reduce energy use, GHG emissions and adaptation to climate change.

**Policy CAP35:** Protect, connect and expand the County's Green Infrastructure while optimising the climate change adaptation and mitigation services it provides.

#### CHAPTER 6

**Policy CMP1:** Support the decarbonisation of motorised transport and facilitate modal shift to walking, cycling and public transport and taking account of National and Regional policy and guidance, while supporting an efficient and effective transport system.

**Policy CMP5:** Promote best practice mobility management and travel planning through the requirement for proactive mobility strategies for developments focussed on prioritising sustainable modes of travel including walking, cycling and public transport.

## CHAPTER 7

**Policy EEP1:** Support the economic development of Fingal in line with the policies and objectives stipulated in the National Planning Framework and the Regional Spatial and Economic Strategy and utilise active land measures such as implementation of existing Local Area Plans and Masterplans and provision of new Local Area Plans and Frameworks across the County as part of the development approach for Strategic Development Areas and Corridors and other economic development generating lands.

**Objective EEO14:** Encourage high quality sustainable design, permeability and pedestrian and/ or cyclist friendly environments within General Employment zoned areas.

## CHAPTER 8

**Policy DAP1:** Continue to support Dublin Airport as a key national asset to Ireland's economic success by ensuring that all future development complies with the strategic aims and objectives contained within the Dublin Airport Local Area Plan, 2020 or any subsequent LAP or extension of same.

## CHAPTER 9

**Policy GINHP4:** Ensure the green infrastructure strategy for Fingal protects and enhances existing green infrastructure resources and plans for future green infrastructure provision which addresses the five main themes identified in this Plan, namely: Biodiversity, Parks, Open Space and Recreation, Sustainable Water Management, Archaeological and Heritage landscapes, Landscape.

**Policy GINHP12:** Protect areas designated or proposed to be designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, and Refuges for Fauna.

**Policy GINHP19:** Protect the functions of the ecological buffer zones and ensure proposals for development have no significant adverse impact on the habitats and species of interest located therein.

**Policy GINHP20:** Protect the ecological corridor function along rivers by including mammal ledges or tunnels in new bridges over any of the main rivers: Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin. New bridge structures will also cater for Dipper boxes and Bats where possible. Where new road infrastructure crosses significant urban ecological corridors, tunnels shall be installed underneath the road to facilitate movement of small mammals and amphibians.

**Policy GINHP25:** Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.

**Policy GINHP29:** Protect the special character of the coast by preventing inappropriate development along the coast.

## CHAPTER 10

**Policy HCAP3:** Safeguard archaeological sites, monuments, objects and their settings listed in the Record of Monuments and Places (RMP), Sites and Monuments Record (SMR), underwater cultural heritage including protected wrecks and any additional newly discovered archaeological remains.

**Policy HCAP8:** Ensure the conservation, management, protection and enhancement of the architectural heritage of Fingal through the designation of Protected Structures and Architectural Conservation Areas, the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements with no specific statutory designation that contribute positively to the vernacular, industrial, maritime or 20<sup>th</sup> century heritage of the County.

### 8.2.2 Potential Uncertain Policies and Objectives

Many policies and objectives promote or support development may include for potentially positive environmental effects (e.g. new greenways, renewable energy, supportive infrastructure etc.). However, depending on the location of such initiatives, these policies and objectives potential for uncertain environmental impacts cannot be ruled out. Potential for uncertain impacts may arise across all environmental factors, however, are most likely for factors such as biodiversity, soils, water, cultural heritage and landscape.

Examples of policies and objectives in the Plan which have an uncertain environmental aspect:

## CHAPTER 2

**Objective CSO31:** Prepare a local statutory plan for the Long Term Strategic Reserve lands at Dunsink during the lifetime of this Development Plan, in consultation with the relevant stakeholders, including an infrastructural audit with costings and implementation strategy to enable sustainable regeneration and development of the area that is cognisant of, and sensitive to the significant historic buildings within the area including the nationally important architectural heritage site of Dunsink Observatory. This plan shall include Dunsink Observatory lands and the provision of a Planetarium.'

## CHAPTER 3

**Objective SPQH O13:** Identify and support the provision of key enabling infrastructure at strategic sites in Fingal to facilitate their release for development in a timely manner.

**Objective SPQH O92:** Consider planning applications for a house located within the South Shore area of Rush from persons who have been resident for a minimum of ten years within the South Shore area or within the development boundary of Rush or within one kilometre by road of either of these areas, subject to sustainable planning and consideration of climate change impacts.

**Objective SPQH O102:** Promote development within the Greenbelts which has a demonstrated need for such a location, and which protects and promotes the permanency of the Greenbelt, and the open and rural character of the area.

## CHAPTER 4

**Policy CIOSP7:** Ensure the timely provision of community services, recreational facilities (including playgrounds) and resources, including schools, community, religious, burial and health facilities, required for the creation of sustainable communities.

**Policy CIOSP12:** Continue to support and facilitate the provision of appropriate burial facilities across Fingal.

**Policy CIOSP15:** Promote, develop and support the provision and upgrade of "Open Seawater" facilities (to include consideration of changing and toilet facilities), including fully accessible open water public pools to the highest specifications and standards at suitable locations across the Fingal region.

## CHAPTER 5

**Policy CAP13:** Actively support the production of energy from renewable sources and associated electricity grid infrastructure, such as from solar energy, hydro energy, wave/tidal energy, geothermal, wind energy, combined heat and power (CHP), heat energy distribution such as district heating/cooling systems, and any other renewable energy sources, subject to normal planning and environmental considerations.

**Policy CAP32:** Ensure the provision of appropriate coastal protection measures in locations at risk of coastal erosion and flooding.

## CHAPTER 6

**Policy CMP8:** Secure the development of an expanded Greenway network in collaboration with relevant stakeholders including the NTA, adjoining landowners, local communities and adjoining Local Authorities where appropriate and encourage and facilitate opportunities for enhanced linkage and connectivity to adjoining towns and villages and their services, amenities, attractions and public transport nodes and to cross- county, regional and national Greenway projects.

**Objective CMO37:** Work with the TII and NTA and other relevant national transport agencies to protect capacity and deliver improvements of the strategic road network and junction upgrades where necessary in line with National and Regional policy objectives.

**Objective CMO41:** Seek to implement the transportation schemes in Table 6.3.

## CHAPTER 7

**Policy EEO12:** Support existing successful clusters in Fingal, such as those in the ICT, pharmaceutical, aviation and agri-food sectors, and promote new and emerging clustering opportunities across all economic sectors within the County.

**Policy EEP22:** Support development of tourism infrastructure, visitor attractions and supporting facilities at appropriate locations in the County in a manner that does not have an adverse impact on the receiving areas and the receiving environment.

**Objective EEO51:** Facilitate, where appropriate, (those complexes as listed in 7.5.2.1 Abbeyville, Dunsoghly Castle, Roganstown, Tyrrelstown House, Hampton Demesne, Beech Park House), the conversion of former demesnes and estates and their outbuildings into

integrated tourist, leisure and recreational complex type developments subject to architectural conservation best practice and proper planning and sustainable development, having regard to protecting the demesne type landscape and existing natural features, and providing improved pedestrian access, where appropriate.

## CHAPTER 8

**Objective DAO5:** Facilitate the on-going augmentation and improvement of terminal facilities at Dublin Airport.

**Objective DAO8:** Protect and enhance the transportation capacity required to provide for the surface access needs of the Airport.

## CHAPTER 9

**Objective GINHO70:** Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.

**Objective GINHO80:** Encourage the development of facilities for maritime fishing and leisure developments where the siting of such installations and their supporting infrastructure will not have a significant adverse impact on the natural or cultural heritage or detract from the visual amenity and environmental quality and stability of an area, or public access to beaches.

## CHAPTER 10

**Objective HCAO20:** Support the growth of cultural tourism in the County, including the potential for niche heritage-based tourism products by facilitating the development of heritage events, infrastructure such as heritage trails, walkways and cycleways etc. and activities such as community excavation.

**Policy HCAP31:** Improve access, visitor facilities, enhance animation of heritage sites and upgrade visitor infrastructure at Council owned heritage sites, where appropriate.

### 8.2.3 Potential Negative Policies and Objectives

A small number of the policies and objectives that promote or support development, are likely to give rise to some element of adverse environmental effects and these have been assessed as having

a potentially negative Impact. The impacts may relate to all environmental factors to a limited range of such factors. These policies and objectives usually relate to potentially larger-scale development such as linear infrastructure or to developments with specific environmental considerations, e.g. burial ground developments. Examples of policies and objectives in the Plan which have potentially negative environmental aspects:

## CHAPTER 2

**Objective CSO14:** Ensure that, insofar as possible, space extensive enterprise is located on appropriately zoned lands which are outside the M50 and which do not compromise labour intensive opportunity on zoned lands adjacent to public transport.

**Policy CSP34:** Promote and facilitate the development of Metrolink, connecting Swords to the Airport and on to the City Centre.

**Objective CSO43:** Support Swords-Dublin Airport as a key location for airport related economic development and employment provision linked to the protection and enhancement of access to Dublin Airport lands including the delivery of Metrolink.

**Objective CSO47:** Develop a continuous network of signed pathways and cycleways as appropriate, around Donabate Peninsula linking Portrane and Donabate to Malahide and Rush via the Rogerstown and Malahide Estuaries whilst ensuring the protection of designated sites and avoiding any routing along the northern boundary of Malahide Inner Estuary by virtue of its ecological sensitivity.

## CHAPTER 5

**Policy CAP16:** Support the implementation of the 2014 “Offshore Renewable Energy Development Plan” (OREDPP) and any successor thereof, and to facilitate infrastructure such as grid facilities on the land side of any renewable energy proposals of the offshore wind resource, where appropriate and having regard to the principles set out in the National Marine Planning Framework.

**Policy CAP17:** Support the exploration for, and development of, geothermal energy resources having regard to emerging government policy on geothermal energy.

## CHAPTER 6

**Objective CMO27:** Work with the NTA and other relevant national transport agencies to establish future public transport routes that will support the County's medium to long term development, including orbital routes to provide connectivity between key urban centres and outer suburban areas.

**Policy CMP28:** Support the ongoing development of Dublin Port having regard to wider transport and infrastructural considerations of the Dublin region including the provision for inland freight facilities such as logistics hubs and freight depots and storage facilities as required.

**Objective CMO39a:** Support and facilitate the TII, NTA and Meath County Council in the planning and delivery of an N2 Scheme north of Ashbourne aimed at addressing road safety issues and facilitating significantly enhanced levels of active travel and public transport measures along the route corridor.

**Objective CMO39b:** Support and facilitate the TII and Meath County Council in the planning and delivery of the N3 Upgrade between the M50 and Clonee.

**Objective CMO39c:** Support and facilitate the TII, NTA, Meath County Council and Kildare County Council in the planning and delivery of a new link between the M3 and M4. Any such link must not run through the suburban areas of Fingal, Liffey Valley SAAO or St. Catherine's Park.

## CHAPTER 7

**Objective EEO43:** Undertake a feasibility study of the Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits and requirements. As part of the study the impact on the receiving marine environment, including the coastline, will be assessed and Screening for Appropriate Assessment and SEA undertaken.

**Policy EEP27:** Protect and safeguard the County's natural aggregate resources from inappropriate Development and support the sustainable extraction of aggregate resources at suitable locations within the County subject to appropriate environmental safeguards.

## CHAPTER 8



**Policy DAP2:** Ensure that the required infrastructure and facilities are provided at Dublin Airport, in accordance with Dublin Airport LAP 2020, or any subsequent LAP or extension of same, so that the airport can develop further and operate to its maximum sustainable potential, whilst taking into account the impact on local communities, the environment and climate change.

## CHAPTER 11

**Objective IUO22:** Support and facilitate the provision of new or upgrading of existing flood alleviation measures where appropriate.

### 8.3 Climate Mitigation and Adaption in the Plan

Climate Change, and considerations around Climate Mitigation and Adaption are to the forefront of the Plan and specifically addressed in Chapter 5 of the Plan. The Plan sets Strategic Aims and Climate Policies CAP1 to CAP35 and Objectives (CAO1, CAO2 & CAO3) all of which promote and support implementation of International and National objectives on climate change and adaptation, climate action and mitigation, transition to a climate resilient low carbon county, and alignment with the Climate Action Plan 2023 and the Fingal Climate Action Plan.

### 8.4 Interrelationship between Environmental Factors

The SEA Environmental Report includes information on the likely significant effects on the environment, including on issues such as biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. Likely significant effects on environmental factors are set out in Tables A8.1 in Appendix A1 and Section 8.2 above.

Table 8.2 below identifies where there are significant interrelationships between the environmental factors. The implementation of the Plan will not affect the interrelationships between these components.

**Table 8.2: Interrelationship between Environmental Factors**

Component	Biodiversity	Population & Human Health	Soils & Geology	Water Quality	Air, Noise & Climate	Cultural Heritage	Landscape & Visual	Material Assets
<b>Biodiversity</b>		Yes	Yes	Yes	Yes	No	Yes	Yes
<b>Population &amp; Human Health</b>			Yes	Yes	Yes	No	Yes	Yes
<b>Soils &amp; Geology</b>				Yes	No	No	Yes	Yes
<b>Water Quality</b>					Yes	Yes	Yes	Yes
<b>Air, Noise &amp; Climate</b>						Yes	Yes	Yes
<b>Cultural Heritage</b>							Yes	Yes
<b>Landscape &amp; Visual</b>								Yes
<b>Material Assets</b>								

## 8.5 Cumulative Impacts

The environment is both complex and dynamic and the various elements of the environment interact in an equally complex and dynamic manner. The permutations can be numerous, however, at a basic level the principal interactions can be either qualified or quantified in most instances.

As noted in the EPA (2020) publication, *‘Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment, in Ireland’*, “key cumulative effects - where environmental receptors are at, or near, their thresholds or their capacity to assimilate more change - include climate change; water management, including flood risk management; air quality; and biodiversity, including peatlands and wetlands. Land-use change over time is irrevocably changing Ireland’s landscape.” There may also be more locally significant cumulative effects; for example, loss of tranquillity and amenity affecting people’s health and wellbeing.

There are two types of potential cumulative effects that have been considered:

- **Potential intra-Plan cumulative effects** - these arise from the interactions between different types of potential environmental effects resulting from a plan, programme, etc. Refer to Section 8.4.
- **Potential inter-Plan cumulative effects** - these arise when the effects of the implementation of one plan occur in combination with those of other plans, programmes, developments, etc.

**Potential inter-Plan cumulative effects:** Other policies, plans and programmes that have been considered by the assessment of effects include those which are detailed in Chapters 4 and 5 of this report. Plans and programmes from various sectors will interact with the Plan, including those relating to land-use planning. These plans and programmes are subject to their own environmental assessment requirements as relevant. However, examples include:

- Project Ireland 2040 - National Planning Framework.
- Project Ireland 2040 - National Development Plan 2021-2030.
- Regional Spatial and Economic Strategy for the Southern Region.
- Dublin City, South Dublin, Meath and Kildare County Development Plans.
- Local Area Plans within the city and adjoining the county.
- Local Economic and Community Plan 2016-2021, and the Local Economic and Community Plans of adjoining authorities.
- Eastern-Midlands Region Waste Management Plan 2015-2021.

- National River Basin Management Plan (2018-2021).
- Groundwater Pollution Reduction Programmes.
- Surface Water Pollution Reduction Programmes.
- Catchment Flood Risk Management Plans.
- Climate Action Plan 2023.
- Climate Change Adaptation Strategy.
- Climate policy, plans and programmes (e.g. the National Policy Position on Climate Action and Low Carbon Development, Low Carbon Development Act 2015 and White Paper Ireland's Transition to a Low Carbon Energy Future 2015, the National Adaptation Framework 2018 and Fingal County Council Climate Change Action Plan 2019-2024).
- Water services, waste management, transport and energy infrastructure plans (e.g. Irish Water's Water Services Strategic Plan / Capital Investment Programme).
- Energy policy, plans and programmes (e.g. Grid25 and associated Implementation Programme, Ireland's National Renewable Energy Action Plan 2010, Strategy for Renewable Energy 2012-2020, Offshore Renewable Energy Development Plan, National Energy and Climate Plan 2021-2030 and the Renewable Electricity Policy and Development Framework).

Potential cumulative / in-combination effects include:

- A potential cumulative effect on surface water and groundwater status due to new developments, housing, agricultural and forestry.
- A potential cumulative effect on habitat loss / damage arising from new development / infrastructure.
- A potential cumulative effect on flood risk by, due to development of sites or obstruction of flood paths / plain.
- A potential cumulative effect on enhancing ecological connectivity, contributing towards sustainable mobility, arising from linear developments, such as those relating to Green Infrastructure.
- A contribution towards greenhouse gas and other emissions to air (from transport) (in combination with plans and programmes from all sectors, including transport) as a result of facilitating development which must be accompanied by road capacity.
- A need for water and wastewater treatment capacity arising from new developments and the associated potential adverse effects.

- A positive contribution towards reductions in travel related greenhouse gas and other emissions to air, as a result of facilitating, sustainable compact growth and sustainable transport mobility shift.
- In combination with plans / programmes from all sectors potential adverse effects on all environmental components arising from all development (e.g. residential, infrastructural). However, these plans / programmes are required to comply with environmental legislation and undergo SEA and AA as relevant comply with environmental legislation while projects are subject to EIA and AA, as relevant.

These environmental effect have the potential, (if unmitigated), to result in an environmental change within Fingal, but also beyond. However, many of the issues covered by the Plan provisions are regional issues which are considered by the Regional Assembly, Eastern and Midlands RSES and by the numerous planning authorities across the region.

## 8.6 Appropriate Assessment

Stage 2 Appropriate Assessment (AA) has been undertaken alongside the preparation of the Plan and SEA and the Strategic Flood Risk Assessment (SFRA).

Under the EU Habitats Directive (Directive 1992/43/EEC), the requirement for AA is provided. A Natura Impact Report (NIR) has been prepared in accordance with the provisions of Part XAB of the Planning and Development Act, 2000 (as amended) and in accordance with the requirements of Council Directive 1992/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora.

The NIR assesses the effects of the Plan on European sites designated for certain habitats and species.

The NIR of the Plan, represents an iterative stage in the ongoing process, and has examined and analysed, with respect to those European sites within the zone of influence of the Plan, the potential impact sources and pathways, how these could impact on the European sites' qualifying interests/ special conservation interest species and whether the predicted impacts would adversely affect the integrity of those European sites.

It has been objectively concluded, following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts associated with the Plan, and that the implementation of mitigatory measures identified (at this stage of the iterative

process) that the Plan will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects.

The conclusion of the NIR is that:

*“...following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted impacts associated with the Plan and that the implementation of protective policies and objectives listed in Section 8 of this NIR that the Plan will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects.*

*Following on from this, the competent authority, which is composed of the Elected Members of Fingal County Council formally recorded their determination (February 22nd), at the end of the special council meetings held during February 2023 (that the Plan would not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects. The determination is published separately.” (Section 11 of the NIR)*

## **8.7 Strategic Flood Risk Assessment**

A Strategic Flood Risk Assessment (SFRA) has been undertaken alongside the preparation of the Plan, the SEA and the NIR.

The SFRA is required by ‘The Planning System and Flood Risk Management Guidelines for Planning Authorities’ (2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The recommendations from this SFRA have been integrated into the Plan.

## **8.8 Overall Evaluation**

Fingal County Council has prepared the Fingal Development Plan 2023-2029 and has integrated recommendations arising from the SEA, AA and SFRA processes into the Plan. Section 8.2 (and Appendix Table A1) provides a detailed evaluation of the environmental effects arising from the Plan.

The effects take account of potential in-combination / cumulative effects arising from implementation of the Plan. Potentially significant adverse environmental effects (if unmitigated) arising from implementation of the Plan are detailed, as are appropriate and detailed mitigation

measures (refer to Chapter 9). Taking into account, inter alia, the detailed mitigation which has been integrated into the Plan (including that which is identified at Chapter 9), it has been determined that significant residual adverse environmental effects will not occur. Requirements for monitoring of potential environmental impacts during the implementation of the Plan are set out in Chapter 10.

## 9 Mitigation Measures

### 9.1 Introduction

The quality of the environment within the Plan area is an important issue for consideration by Fingal County Council (FCC). To achieve a sustainable society it must be protected, preserved and enhanced where necessary. Fingal contains a rich and varied landscape that contains many scenic views and places of natural beauty. These form the basis for a high level of amenity and tourism potential in the area. This has been recognised throughout the SEA and Plan process and the Plan is framed within ideals of sustainability throughout its vibrant communities, dynamic economy and unique cultural and natural heritage.

Article 5 of the SEA Directive requires that mitigation measures be proposed for significant adverse effects identified on the environment as a result of the implementation of the Plan. The SEA is an iterative process prepared in tandem with the formulation of objectives of the Plan. While not always possible to achieve, it is the aim of the process to ensure that sensitive environmental receptors are given adequate and appropriate consideration throughout.

Environmental considerations have informed the preparation of the Plan and therefore, the objectives of the Plan have been framed to avoid potential adverse impacts, wherever possible. A key aspect of the SEA has been the identification of uncertain or potential negative effects of the Plan (as presented in Chapter 8 (Strategic Environmental Assessment) of this Report). Uncertain and potentially negative environmental effects are associated with development (residential areas, industry, amenity, recreation, etc.) provision of infrastructure (wastewater, water, utilities, etc.), transport (roads, rail, greenways, etc.) and other land uses (renewable energy, flood protection, etc.). Once identified, the mitigation stage identified, amended and / or included protective objectives as required to avoid or mitigate these uncertain or potential negative effects.

The mitigation process which is set out in Table 9.1 details policies and objectives which are contained in the Plan and which provide for the protection of specific environmental factors and mitigation of potentially uncertain or negative aspects associated with other policies and objectives. This will ensure that implementation of the Plan will have a neutral to positive impact on the environment as a whole.



In addition, within the Plan there are references to the requirement for an AA where a proposal for development may impact on the integrity or long-term conservation status of a protected Natura 2000 sites. A full assessment of potential impacts on Natura 2000 sites, including the incorporation of mitigation measures, if required, is presented in the Natura Impact Report (NIR) which accompanies the preparation of the Plan.

## **9.2 Development Management**

FCC in its role as Planning Authority is responsible for the management of development within its functional area. The planning process is the principal mechanism available to the Local Authority to control development, and ultimately, to prevent adverse environment impacts.

Any application for planning permission for a new development, extension to existing development or intensification or change of use will be assessed in terms of its potential impact on existing adjacent developments, existing land uses and / or the surrounding environment / landscape. In this respect Chapter 14 of the Plan sets out a comprehensive and detailed description of the development management process and requirements. This ensures that FCC will operate the statutory planning system in a balanced and fair manner, ensuring that the objectives presented within the Plan are fully adhered to.

Proposals for development contravening the Plan will not proceed outside of the material contravention process.

## **9.3 Enforcement**

The primary responsibility for ensuring compliance with the terms of a planning permission rests with the person carrying out the development pursuant to a planning permission. In the normal course of carrying out developments, there will also be parallel requirements to comply with other codes such as the National Building Regulations made under the Building Control Act 1990 or water pollution legislation, to mention but two examples.

The Department of Environment, Community and Local Government published the Water Services (Amendment) Act 2016 to regulate wastewater discharges from all homes that are not connected to the public sewerage network. It provides for registration and inspection arrangements for on-site septic tank systems or domestic wastewater treatment systems. The Local Authorities are required to establish and maintain a registration system for same.

The Planning and Development Act 2000 (as amended) gives power to the Council to take enforcement action where development proceeds without the necessary consent from the Local Authority, or if conditions attached to a grant of permission are not complied with and when other breaches of planning control have occurred. The Council will take enforcement action whenever it is expedient to do so, having regard to the provisions of the Planning and Development Act 2000 (as amended), and associated guidelines.

#### **9.4 Co-operation with Other Authorities**

Fingal County Council will continue to liaise with state agencies / departments whose remit is the protection of the environment or aspects thereof. To this end the Local Authority will continue to work closely with the EPA, the NPWS, the Inland Fisheries Board, surrounding local authorities and others with responsibilities for the various aspects of the environment.

The Council will continue to work with and assist the EPA in carrying out its functions within the Plan area. The Environment Section within Fingal County Council monitors and controls industries and waste activities that fall outside the EPA's remit and provides an array of essential environmental services, including:

- water pollution monitoring and control;
- air pollution monitoring and control;
- waste management plan implementation;
- waste management permitting and enforcement;
- control of hazardous waste movements;
- pollution incident response;
- environmental awareness and education;
- burial grounds; and
- animal control, litter control and tidy towns.

These activities will continue throughout the lifetime of this Development Plan and key indicators will be monitored on an ongoing basis.

#### **9.5 Environmental Awareness**

There are obvious environmental benefits in creating an awareness of the environment generally and the contributions that individuals, as well as sectors / industries, can make to its enhancement.

Fingal County Council is and will continue to be proactive in promoting environmental issues and sustainable practices in the various sectors that have potential to cause deterioration in the quality of the natural or built resources within the county.

The Council will continue to work local communities, groups, landowners, the National Parks and Wildlife Service (NPWS) and other relevant parties to identify, protect, manage and, where appropriate, enhance awareness and value of environmental benefits and biodiversity.

## 9.6 Green Infrastructure

Green Infrastructure can be defined as an interconnected network of natural space that conserves natural ecosystem values and functions and provides associated benefits to human populations. Green Infrastructure describes the functionality of rivers, inland waterways, floodplains, wetlands, woodlands, farmland, coastal areas, parks and open spaces, natural conservation areas, gardens and allotments and the services provided by it. It includes, for example, existing ditches to carry water rather than piped networks.

Green Infrastructure has positive economic, social and health benefits. Green infrastructure is provided as an integral part of sustainable development alongside other infrastructure such as utilities and transport networks if the maximum benefit from natural assets is to be obtained.

In this regard Fingal County Council ensures the protection, enhancement and maintenance of the natural environment and recognises the economic, social, environmental and physical value of green spaces through the integration of Green Infrastructure planning and development in the planning process.

**Table 9.1: Mitigation Measures for Potentially Uncertain and/or Negative Policies and Objectives in the Plan**

Strategic Environmental Objective (SEO)	Protective / Mitigation Policy / Objective
<b>Biodiversity (Flora &amp; Fauna) (B-1 and B-2)</b>	<p><b>Chapter 1:</b> Strategic Objective 1.</p> <p><b>Chapter 9:</b> Policy GINHP4; Policy GINHP5; Policy GINHP7; Policy GINHP11; Policy GINHP12; Policy GINHP13; Policy GINHP14; Policy GINHP17; Policy GINHP21; Policy GINHP22; Policy GINHP32; Objective GINHO32; Objective GINHO37;</p> <p><b>Chapter 14:</b> Objective DMSO140; Objective DMSO145; Objective DMSO152; Objective DMSO158; Objective DMSO160.</p> <p><b>Green Infrastructure Measures:</b> GIM14; GIM16; GIM28; GIM30.</p>
<b>Population &amp; Human Health (PHH-1, PHH-2 &amp; PHH-3)</b>	<p><b>Chapter 1:</b> Strategic Objective 3.</p> <p><b>Chapter 3:</b> Policy SPQHP1; Policy SPQHP25; Objective SPQHO2; Objective SPQHO23; Objective SPQHO61. Objective SPQHO63.</p> <p><b>Chapter 4:</b> Policy CIOSP3; Policy CIOSP7; Policy CIOSP9; Objective CIOSO15; Objective CIOSO25.</p> <p><b>Chapter 6:</b> Policy CMP9.</p> <p><b>Chapter 11:</b> Objective IUO42.</p> <p><b>Chapter 14:</b> Objective DMSO4; Objective DMSO254.</p> <p><b>Green Infrastructure Measures:</b> GIM8.</p> <p>In addition the protective / mitigation policies noted under all other environmental factors in this table are of relevance for Population and Human Health.</p>
<b>Land, Soils &amp; Geology (LSG-1 and LSG-2)</b>	<p><b>Chapter 9:</b> Policy GINHP23; Policy GINHP27; Objective GINHO52; Objective GINHO53; Objective GINHO54; Objective GINHO57; Objective GINHO67.</p> <p><b>Chapter 14:</b> Objective DMSO161.</p> <p><b>Green Infrastructure Measures:</b> GIM8.</p>
<b>Water Quality (W-1, W-2 and W-3)</b>	<p><b>Chapter 1:</b> Strategic Objective 10; Strategic Objective 11.</p> <p><b>Chapter 5:</b> Policy CAP11; Policy CAP29; Policy CAP30.</p> <p><b>Chapter 7:</b> Objective EEO77.</p>

Strategic Environmental Objective (SEO)	Protective / Mitigation Policy / Objective
	<p><b>Chapter 8:</b> Policy DAP7; Policy DAP10.</p> <p><b>Chapter 9:</b> Objective GINHO77.</p> <p><b>Chapter 11:</b> Policy IUP2; Policy IUP3; Policy IUP10; Policy IUP12; Policy IUP13; Policy IUP14; Policy IUP15; Policy IUP17; Policy IUP18; Objective IUO14; Objective IUO15; Objective IUO17; Objective IUO18; Objective IUO19; Objective IUO21; Objective IUO25.</p> <p><b>Chapter 14:</b> Objective DMSO160; Objective DMSO164; Objective DMSO205; Objective DMSO212; Objective DMSO215.</p>
<p><b>Air Quality &amp; Noise (AN-1, AN-2 and AN-3)</b></p>	<p><b>Chapter 3:</b> Objective SPQHO82; Objective SPQHO83.</p> <p><b>Chapter 4:</b> Objective CIOSO7; Objective CIOSO33.</p> <p><b>Chapter 7:</b> Objective EEO34.</p> <p><b>Chapter 8:</b> Policy DAP5; Objective DAO11; Objective DAO12; Objective DAO13; Objective DAO14; Objective DAO15; Objective DAO24; Objective DAO25.</p> <p><b>Chapter 11:</b> Objective IUO7.</p> <p><b>Chapter 14:</b> Objective DMSO33; Objective DMSO43; Objective DMSO45; Objective DMSO46; Objective DMSO098; Objective DMSO102; Objective DMSO105; Objective DMSO106; Objective DMSO108; Objective DMSO199; Objective DMSO242; Objective DMSO243; Objective DMSO244; Objective DMSO245; Objective DMSO246.</p>
<p><b>Climate Change (CC-1, CC-2, CC-3, CC-4 and CC-5)</b></p>	<p><b>Chapter 1:</b> Strategic Objective 11.</p> <p><b>Chapter 5:</b> Policy CAP1; Policy CAP2; Policy CAP3; Policy CAP4; Policy CAP5; Policy CAP6; Policy CAP7; Policy CAP8; Policy CAP9; Policy CAP10; Policy CAP11; Policy CAP12; Policy CAP13; Policy CAP15; Policy CAP16; Policy CAP17; Policy CAP18; Policy CAP19; Policy CAP20; Policy CAP21; Policy CAP22; Policy CAP23; Policy CAP24; Policy CAP25; Policy CAP26; Policy CAP27; Policy CAP28; Policy CAP29; Policy CAP30; Policy CAP31; Policy CAP32; Policy CAP33; Policy CAP35; Objective CAO1; Objective CAO2.</p> <p><b>Chapter 6:</b> Policy CMP1.</p> <p><b>Chapter 7:</b> Objective EEO77.</p> <p><b>Chapter 8:</b> Policy DAP2; Policy DAP4; Objective DAO4.</p> <p><b>Chapter 9:</b> Policy GINHP23; Objective GINHO19; Objective GINHO72.</p>

Strategic Environmental Objective (SEO)	Protective / Mitigation Policy / Objective
	<p><b>Chapter 10:</b> Policy HCAP29; Objective HCAO5; Objective HCAO6; Objective HCAO12; Objective HCAO21; Objective HCAO50.</p> <p><b>Chapter 11:</b> Policy IUP1; Policy IUP10; Policy IUP12; Objective IUO19.</p> <p><b>Chapter 14:</b> Objective DMSO163; Objective DMSO166; Objective DMSO169; Objective DMSO214; Objective DMSO258; Objective DMSO261.</p> <p><b>Green Infrastructure Measures:</b> GIM28; GIM30.</p>
<p><b>Cultural Heritage (CH-1 and CH-2)</b></p>	<p><b>Chapter 1:</b> Strategic Objective 12.</p> <p><b>Chapter 3:</b> Objective SPQHO43; Objective SPQHO59; Objective SPQHO88.</p> <p><b>Chapter 5:</b> Policy CAP6; Policy CAP7; Policy CAP27.</p> <p><b>Chapter 7:</b> Objective EEO48.</p> <p><b>Chapter 9:</b> Policy GINHP4; Policy GINHP5; Policy GINHP8; Policy GINHP12; Policy GINHP22; Policy GINHP23; Policy GINHP27; Policy GINHP30; Policy GINHP32; Objective GINHO2; Objective GINHO8; Objective GINHO17; Objective GINHO18; Objective GINHO28; Objective GINHO33; Objective GINHO52; Objective GINHO57; Objective GINHO67; Objective GINHO78; Objective GINHO80.</p> <p><b>Chapter 10:</b> Policy HCAP1; Policy HAO5; Policy HCAP6; Policy HCAP7; Policy HCAP8; Policy HCAP9; Policy HCAP21; Policy HCAP22; Policy HCAP23; Policy HCAP27; Policy HCAP28; Policy HCAP29; Policy HCAP30; Policy HCAP31; Policy HCAP32; Policy HCAP35; Objective HCAO3; Objective HCAO4; Objective HCAO7; Objective HCAO11; Objective HCAO15; Objective HCAO18; Objective HCAO23; Objective HCAO25; Objective HCAO28; Objective HCAO32; Objective HCAO33; Objective HCAO35; Objective HCAO42; Objective HCAO44; Objective HCAO45; Objective HCAO46; Objective HCAO49; Objective HCAO50; Objective HCAO51; Objective HCAO52; Objective HCAO53; Objective HCAO54; Objective HCAO55; Objective HCAO57; Objective HCAO66; Objective HCAO70.</p> <p><b>Chapter 11:</b> Objective IUO23.</p> <p><b>Chapter 14:</b> Objective DMSO6; Objective DMSO8; Objective DMSO29; Objective DMSO87; Objective DMSO103; Objective DMSO148; Objective DMSO169; Objective DMSO173; Objective DMSO174; Objective DMSO184; Objective DMSO190; Objective DMSO191; Objective DMSO192; Objective DMSO193; Objective DMSO229.</p> <p><b>Green Infrastructure Measures:</b> GIM2; GIM4; GIM9; GIM10.</p>

Strategic Environmental Objective (SEO)	Protective / Mitigation Policy / Objective
<p><b>Landscape &amp; Visual (LV-1 and LV-2)</b></p>	<p><b>Chapter 1:</b> Strategic Objective 11.</p> <p><b>Chapter 2:</b> Objective CSO54; Objective CSO57; Objective CSO74.</p> <p><b>Chapter 3:</b> Policy SPQHP41; Policy SPQHP54; Objective SPQHO5; Objective SPQHO51; Objective SPQHO84; Objective SPQHO85; Objective SPQHO88.</p> <p><b>Chapter 7:</b> Policy EEP24; Objective EEO16; Objective EEO51; Objective EEO52; Objective EEO63; Objective EEO66; Objective EEO70; Objective EEO72; Objective EEO74; Objective EEO75.</p> <p><b>Chapter 9:</b> Policy GINHP4; Policy GINHP5; Policy GINHP8; Policy GINHP9; Policy GINHP21; Policy GINHP24; Policy GINHP25; Policy GINHP27; Policy GINHP30; Policy GINHP32; Objective GINHO17; Objective GINHO56; Objective GINHO57; Objective GINHO59; Objective GINHO60; Objective GINHO61; Objective GINHO74; Objective GINHO80.</p> <p><b>Chapter 10:</b> Policy HCAP8; Policy HCAP17; Policy HCAP18; Policy HCAP19; Policy HCAP20; Objective HCAO3; Objective HCAO9; Objective HCAO25; Objective HCAO29; Objective HCAO32; Objective HCAO33.</p> <p><b>Chapter 14:</b> Objective DMSO12; Objective DMSO41; Objective DMSO42; Objective DMSO43; Objective DMSO47; Objective DMSO58; Objective DMSO72; Objective DMSO92; Objective DMSO103; Objective DMSO140; Objective DMSO162; Objective DMSO171; Objective DMSO189; Objective DMSO223; Objective DMSO224; Objective DMSO229; Objective DMSO232.</p> <p><b>Green Infrastructure Measures:</b> GIM8; GIM12; GIM13; GIM14; GIM15; GIM16; GIM28.</p>
<p><b>Material Assets (MA-1, MA-2, MA-3 and MA-4)</b></p>	<p><b>Chapter 1:</b> Strategic Objective 2; Strategic Objective 10.</p> <p><b>Chapter 2:</b> Policy CSP4; Policy CSP11; Policy CSP31; Objective CSO51.</p> <p><b>Chapter 3:</b> Objective SPQHO5; Objective SPQHO58; Objective SPQHO97.</p> <p><b>Chapter 6:</b> Policy CMP2; CMP8; CMP19; CMP24.</p> <p><b>Chapter 7:</b> Policy EEP13; Objective EEO58; Objective EEO73.</p> <p><b>Chapter 11:</b> Policy IUP1; Policy IUP3; Policy IUP4; Policy IUP8; Policy IUP9; Objective IUO3; Objective IUO4; Objective IUO5.</p> <p><b>Chapter 14:</b> Objective DMSO18; Objective DMSO123; Objective DMSO196; Objective DMSO197; Objective DMSO198; Objective DMSO199; Objective DMSO200; Objective DMSO201; Objective DMSO224; Objective DMSO225; Objective DMSO231; Objective DMSO233.</p>

Strategic Environmental Objective (SEO)	Protective / Mitigation Policy / Objective
	<b>Green Infrastructure Measures: GIM8.</b>





## 10 Monitoring Programme

### 10.1 Introduction

The Planning and Development Act 2000 (as amended) requires that the Chief Executive (CE) of the Local Authority prepares a progress report on the implementation of the Plan. In this regard, Chapter 12 of Plan sets out the principles in relation to implementation and monitoring.

Monitoring the implementation of the Plan and any implications on the environment is also important so as to ensure that the environment is not adversely affected. This is a requirement under Article 10 of the SEA Directive, which states that monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan *‘in order to, inter alia, identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.’* If significant negative effects are identified, appropriate actions should be taken / put in place to mitigate the effects and to avoid the likelihood of these effects continuing.

Departmental Guidelines on SEA<sup>143</sup> recommend that monitoring does not necessarily require new research activity, but that existing sources of information can be used and the task of data collection can be shared. There is considerable environmental data available from Fingal County Council (FCC), in this respect, such as water quality, recycling rates etc. Other sources of information will be accessed to provide a comprehensive view of the impact of the implementation of the Plan. In this regard, the Local Authority will work with other agencies with environmental mandates to gather data for the purposes of monitoring the Plan. Therefore, while monitoring specific elements of the environment is not strictly the preserve of the Council, FCC will continue to liaise and work with the EPA, the NPWS, IFI as well as others in the pursuit of environmental conservation and protection through existing environmental monitoring procedures.

### 10.2 Monitoring Indicators

It is proposed to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example in relation to water or air pollution levels. The indicators aim to simplify complex interrelationships

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<sup>143</sup> Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines for Regional Authorities and Planning Authorities, 2004.

and provide information about environmental issues which is easy to understand. A list of environmental indicators is provided in Table 10.1. The indicators are based on the SEOs presented in Chapter 6 (SEA Objectives) and have been derived from knowledge of the existing environmental issues within the Plan area and also from legislation, guidelines and higher level Plans.

Environmental indicator assessment during monitoring can show positive / neutral impacts or negative impacts on the environment. Where an indicator value highlights a positive / neutral impact on the environment, it is likely that the policies and objectives of the Plan are well defined with regard to the environment. Conversely, where the objectives of the Plan have a negative impact on the environment, it may be necessary to review the objectives of the Plan or to take some other form of intervention. For example, if an objective or policy is having a significant adverse impact, a variation may be considered during the lifetime of the Plan.

Measurements for indicators generally come from existing monitoring sources. Existing monitoring sources include those maintained by the relevant authorities including FCC, the Environmental Protection Agency (EPA), the National Parks and Wildlife Service (NPWS) and the Central Statistics Office (CSO).

### **10.3 Monitoring Targets**

The SEA Strategic Environmental Objectives (SEOs) are paired with specific targets. Environmental indicators are used to track the process in achieving the targets. Table 10.1 sets out the SEA Themes, Targets, Indicators and Data Sources / Responsibilities for the Plan.

FCC is responsible for the ongoing review of targets and indicators, collating existing relevant monitored data, the preparation of reports outlining the monitoring of significant environmental (positive / negative) effects, corrective / remedial actions required, if any, and the publication of these reports.

### **10.4 Monitoring Frequency**

Monitoring of environmental factors varies from on-going to annual or more depending on the particular factor. However, reporting on monitoring of the environmental performance of the new Plan will be carried on every two years from the Plan coming into effect.

**Table 10.1: Environmental Monitoring Programme**

Theme	Targets	Indicators	Data Sources and Responsibility
<b>Biodiversity (Flora &amp; Fauna) (B)</b>	Maintain or enhance status of European Sites	Condition of European Sites	Consultation with the NPWS / DoHLGH
	Improve / update knowledge on features / sites of biodiversity value within the county	Number and nature of baseline studies / surveys commissioned / completed for biodiversity	FCC Departments
	All local level land use plans to include an ecosystem services approach and green / blue infrastructure provisions and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species	Number of spatial plans that have incorporated ecosystem services content, mapping and policy to protect / promote ecosystem services when their relevant plans are either drafted or revised	Internal monitoring of preparation of local land use plans – multiple FCC Departments
	Screen for and undertake SEA and AA as relevant for plans and projects arising from Development	Number of new plans subject to SEA and / or AA	Internal monitoring of preparation of local land use plans – multiple FCC Departments
	Complete and implement Fingal Biodiversity Action Plan 2018-2023	Performance on achieving actions in adopted Biodiversity Action Plan	FCC Departments
	Develop and Implement Green Infrastructure Strategy / Roll out of Ecosystem Services approach for the County	Progress on: - No. of projects commenced - SuDS projects/ retrofitting - River restoration - other flagship projects	Internal monitoring – multiple FCC Departments

Theme	Targets	Indicators	Data Sources and Responsibility
	Managing Invasive Species in the County	Implementing/ Achieving actions/ targets of the Invasive Species Plan	FCC Departments
<b>Population &amp; Human Health (PHH)</b>	Improving the Attractiveness / Viability of and pedestrian activity in major town centres	Pedestrian Footfall Counts in major town centres	FCC Departments
	Deliver / Sustain Economic Growth and Development	Population, labour force participation and unemployment data	FCC Departments
	Healthy Placemaking	Increase in the proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures	FCC Departments
		Land use plans to include specific reference / measures in relation to human health (e.g. measures for reduction in fossil fuel use in homes and transport, improve access to and provision of sports and recreation and amenity facilities, etc.)s	Internal monitoring – multiple FCC Departments
		HIQA Health Data	HIQA
	Growth of Population in Areas Targeted for Growth & Development (Core Strategy)	Population growth data for county EDs	Central Statistics Office
<b>Soils &amp; Geology (SG)</b>	To achieve 50% growth in built-up area	Increase proportion of development of brownfield county/ suburban lands	FCC Departments
	Dispose of contaminated material in compliance with EPA guidance and waste management requirements	No. of incidences of non-compliant contamination breaches	FCC Department – Waste Management Division

Theme	Targets	Indicators	Data Sources and Responsibility
	Proactively manage and prevent soil sealing / permeability	No. of SuDS retrofitting projects / initiatives Introduction of SuDS in new development areas.	Internal monitoring – multiple FCC Departments
Water Quality and Flooding (WQ&F)	Maintain / improve the status of surface water bodies in accordance with WFD requirements	Change of status of water bodies. Findings of reporting on the monitoring programme for the WFD Implementation of the objectives of the second cycle of the River Basin Management Plan by 2021 (and objectives as relevant) Water quality monitoring to enable WFD water body status classification Completion of river catchment projects Reduction in wastewater emissions per person per annum Changes in water quality before and after implementation of river catchment projects	FCC Departments – Water Services Division
	To Manage Fingal's Flood Risk through Provision and Upgrading of Flood Alleviation Assets	Progress on implementation of listed flood projects	FCC Departments - Flood Projects and WFD Division
	Minimise/ manage developments in areas at risk of flooding	Planning application compliance with the requirements of the Development Plan SFRA Preparation of SWMPs	FCC Departments - Flood Projects and WFD Division

Theme	Targets	Indicators	Data Sources and Responsibility
		Number of incidences of flooding of existing and new development	
Air Quality (AQ) and Climate (CC)	Improvement in Air Quality	Preparation of the Air Quality Management Plan for Dublin Agglomeration (2021+) No. apps referred to Air Quality Monitoring and Noise Control Unit re: compliance with noise/ air quality policy Proportion of journeys made by private fossil fuel-based car compared to 2016 National Travel Survey levels. Changes in NOx, SOx, PM10 and PM2.5 as part of Ambient Air Quality Monitoring	FCC Departments - Air Quality Monitoring and Noise Control - Environment EPA
	Maintain/ Improve Acoustic Quality in the County	Preparation of Noise Maps in compliance with the EU Environmental Noise Directive (2021+) No. apps referred to Air Quality Monitoring and Noise Control Unit re: compliance with noise/ air quality policy	FCC Departments - Air Quality Monitoring and Noise Control - Environment
	Compliance with CO2 emission reduction targets	Number of applications submitted with Climate Action Energy Statements	FCC Departments - Environment
		Number of applications for District Heating Enabled Development	
		Number of Decarbonisation Zones established	

Theme	Targets	Indicators	Data Sources and Responsibility
		Number of EV charging points installed	
	Implement FCC Climate Action Plan	Positive process on specified actions	
<b>Cultural Heritage (CH)</b>	Protecting Built Heritage	No's additions/ deletions/ amendments to RPS No. ACA's adopted No's of Buildings at Risk files opened / closed	FCC Departments - Heritage
	Protection/ Promotion of Culture	Implementation of Fingal's Culture and Creativity Strategy / public engagement	FCC Departments - Culture
<b>Landscape &amp; Visual (LV)</b>	Improvement in the public realm and visual quality of the county.	Number of public realm improvement projects New Tree Planting, including Street tree planting	FCC Departments - Parks
	Protection of County's Landscapes	Park / Open Space Enhancement Projects Historic Landscape Enhancement Restoration Projects (e.g. historic squares)	FCC Departments – Parks / Heritage
<b>Material Assets (MA)</b>	Protect and Provide for our Critical Infrastructure	No. of critical infrastructure projects No. of incidences of loss / poor service / impact on assets (potable water, wastewater management, flooding monitoring)	Multiple FCC Departments / External Service Managers / Providers / Irish Water
	Increase in provision of public reuse and recycling facilities	Pilot Projects – composting / waste management	FCC Departments - Waste Management Division

Theme	Targets	Indicators	Data Sources and Responsibility
		Percentage increase in number of registered FCC facilities	
	Reduce pressure on waste water system in the county	FCC SuDS projects Enhancement projects (e.g. addressing combined sewers) Drainage Action Plans	FCC Departments – Drainage Services / Irish Water
	Sustainable Transport	Modal shifts to more sustainable modes New public transport infrastructure Cycle infrastructure	FCC Departments - Transportation NTA
	Increase provision of parks and green links	New parks / upgraded parks New green route cycle paths	FCC Departments – Parks / Infrastructure NTA
	Integration of new designated development areas with critical infrastructure	Infrastructure upgrades as part of LAPs/ Masterplans / Framework Plans / Urban Plans	Multiple / FCC Department Planning / Infrastructure



## 11 Conclusion

The Fingal Development 2023-2029 with its supporting policies and objectives are key to the future sustainable development of the county. The Plan aims to balance the needs of the future population with the preservation, conservation and enhancement of the environment. The Plan has a strong focus towards sustainability.

The SEA process has been carried out in conjunction with the Appropriate Assessment (AA) and SRFA of the Plan. This allows for an early indication of the potential environmental effects likely to occur as a result of the implementation of the Plan. Through the process of assessment and re-assessment, it was identified that particular objectives could potentially have a negative environmental impact on particular environmental receptors, or on a number of them simultaneously. The benefit therefore of preparing the Plan, the AA, and the SEA Environment Report ensures that these issues are highlighted at an early stage in the process. This allows the potential negative impacts of the Plan to be addressed early on and effectively eliminated and for drafting and inclusion of objectives and policies that are specific to the protection of the environment.

The chosen development strategy as set out in the Plan has been assessed in terms of its overall sustainability and its potential to impact on the environment. The policies and objectives contained within the Plan were assessed for likely significant environmental effects and indicate that the full implementation of the Plan will not result in a significant negative or adverse impact on the environmental resources within the county. Where potential for negative impacts on the environment was identified, mitigation measures have been proposed. It has been shown in this report that the Plan will have a neutral to positive impact on the environment as a whole.

In addition, the AA of the Plan was prepared to give information on and assess the potential of the Plan to impact on sites of European scale ecological importance. The AA has concluded that assuming the successful implementation of the objectives of the Plan there will be no likely significant effects on Natura 2000 sites in Fingal and its environs, either by the Plan in isolation or in combination with other Plans and Projects pertaining to the area.

Various objectives have been integrated into the Plan through the SEA, SFRA and AA processes. The preparation of the Plan, SEA, AA and SFRA has taken place concurrently and the findings of the AA and SFRA have informed both the Plan and the SEA.

Finally, at the outset of the assessment process, a number of environmental issues were identified. While these are and remain the key environmental challenges facing the Council over the lifetime of the Plan, they also have complex interrelationships with other environmental receptors. Therefore, the imperative is to promote a holistic, all-inclusive response towards the protection of the natural assets within the Plan area. For example, groundwater for human consumption can be improved if restrictions on inappropriate land uses and surface based activities are applied. Subsequently, efforts made to improve water quality also have beneficial impacts on soil quality, habitat conservation, landscape and visual quality etc. The potential synergies at play, if appropriately addressed, will lead to an improvement in the quality of life for the residents of the Plan area.

In summary, the assessment of the Plan has concluded that its objectives are acceptable and represent a balanced and fair approach to the sustainable development of the County. Monitoring of the Plan throughout its lifetime will ensure that any potential adverse environmental impacts, unforeseen at this stage will be identified early, so as to prevent any deterioration of the environment. This Plan as presented balances growth with environmental protection and can deliver a sustainable future for the inhabitants of the area.

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## **Appendix A1**

### **Environmental Assessment of Fingal Development Plan 2023-2029**



## Appendix A8.1

### Table A8.1: SEA Screening of Policies and Objectives of The Plan

#### Chapter 1 Introduction, Vision and Strategic Overview

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Strategic Objectives</b>		
<b>1</b>	Transition to an environmentally sustainable carbon neutral economy.	Potential positive / neutral effects for all SEOs
<b>2</b>	Continue the development of a network of well serviced, well-connected, sustainable neighbourhoods which have a range of facilities, a choice of tenure and universally designed adaptable house types, promote social inclusion and integration of all minority communities.	Potential positive / neutral effects for all SEOs
<b>3</b>	Ensure new residential development is of the highest quality, endorsing the principles of healthy placemaking, enabling life cycle choices and physical, community, recreation and amenity infrastructure are provided in tandem, to create sustainable, healthy, inclusive and resilient communities.	Potential positive / neutral effects for all SEOs
<b>4</b>	Grow Fingal's economy and create opportunity through maximising the potential for development through the promotion and enhancement of the competitive advantages of Fingal, including its strategic location, connectivity and accessibility to international markets, a skilled workforce and a high quality of life.	Potential partly positive partly uncertain effects for SEOs
<b>5</b>	Protect the unique character of Fingal. Support and facilitate revitalisation and consolidation of our towns, urban and rural villages and neighbourhoods, through placemaking and public realm initiatives, which encompasses a multi-faceted approach to planning, design and management.	Potential positive / neutral effects for all SEOs
<b>6</b>	Continue to develop a strategic approach to town centre regeneration through "Town Centre First" <i>A Policy Approach for Irish Towns</i> and by utilising existing buildings and unused lands for new development, promote residential occupancy in our rural towns and villages and provide for a mix of uses within these areas. Address	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	vacancy and dereliction to create compact attractive, vibrant and safe environments in which to live, work, visit and invest.	
<b>7</b>	Ensure the highest quality of public realm and urban design principles are applied to all new developments, ensuring developments contribute to a positive sense of place and local distinctiveness of an area and facilitate the universal design approach into all developments.	Potential positive / neutral effects for all SEOs
<b>8</b>	Create a competitive environment in which to do business. Promote, support and enable sustainable and economic development, enterprise and employment generation. Focus in particular on areas which are accessible by public and sustainable modes of transport. Enable settlements and rural areas to become self-sustaining through innovation and diversification of the rural economy.	Potential partly positive partly uncertain effects for SEOs
<b>9</b>	Reduce car dependency and promote and facilitate sustainable modes of transport. Prioritise walking, cycling and public transport, while supporting an efficient and effective transport system.	Potential positive / neutral effects for all SEOs
<b>10</b>	Protect, enhance and ensure the sustainable use of Fingal's key infrastructure, including water supplies and wastewater treatment facilities, energy supply including renewables, broadband and transportation.	Potential positive / neutral effects for all SEOs
<b>11</b>	Protect, enhance and connect areas of natural heritage, green infrastructure and open space for the benefits of quality of life, biodiversity, protected species and habitats, while having the potential to facilitate climate change adaptation and flood risk measures.	Potential positive / neutral effects for all SEOs
<b>12</b>	Protect, conserve and enhance the built and cultural heritage of Fingal, through promoting awareness, utilising relevant heritage legislation and ensuring good quality urban design principles are applied to all new developments. The principle that well planned and integrated development enhances the sustainability, attractiveness and quality of an area should be at the centre of any proposal.	Potential positive / neutral effects for all SEOs
<b>13</b>	Continue to support the development of the tourism industry in the County and work to sustain Fingal as a high quality and competitive tourism destination.	Potential partly positive partly uncertain effects for SEOs

## Chapter 2 Planning for Growth

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Core Strategy</b>		
<b>Policy CSP1</b>	Promote and facilitate housing and population growth in accordance with the overarching Core Strategy to meet the needs of current and future citizens of Fingal.	Potential positive / neutral effects for all SEOs
<b>Compact Growth and Regeneration</b>		
<b>Policy CSP2</b>	Support the implementation of and promote development consistent with the National Strategic Outcome of Compact Growth as outlined in the NPF and the Regional Strategic Outcome of Compact Growth and Regeneration as set out in the RSES.	Potential positive / neutral effects for all SEOs
<b>Strategic Development Areas and Corridors</b>		
<b>Policy CSP3</b>	Support the economic development of Fingal in line with the policies and objectives stipulated in the National Planning Framework and the Regional Spatial and Economic Strategy and utilise active land measures such as provision of LAP's and masterplans across the County as part of the development approach for Strategic Development Areas and Corridors.	Potential positive / neutral effects for all SEOs
<b>Sequential Development</b>		
<b>Policy CSP4</b>	Promote the sequential development of serviceable lands in accordance with the tiered approach to land zoning outlined in the NPF, the RSES and MASP and ensure co-ordination with other neighbouring planning authorities where strategic development corridors traverse county boundaries.	Potential positive / neutral effects for all SEOs
<b>Key Enabling Infrastructure</b>		
<b>Policy CSP5</b>	Identify and support the provision of key enabling infrastructure at strategic development sites in Fingal County, as outlined in the MASP, to facilitate their release for development during the lifetime of the Development Plan.	Potential partly positive partly uncertain effects for SEOs
<b>Sufficient Zoned Land</b>		
<b>Objective CSO1</b>	Ensure that sufficient zoned land is available to satisfy the housing and population requirements of the County, as set out under the Ministerial Guidelines for Housing Supply and the Regional Spatial and Economic Strategy, over the lifetime of the Plan.	Potential partly positive partly uncertain effects for SEOs
<b>Monitoring Progress for Housing Delivery</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CSO2</b>	Implement a robust monitoring process for all housing delivery including the performance of large-scale housing developments (Schemes for 100 units+) for each town, village and urban settlement within the County to allow for ongoing assessment of delivery targets whilst ensuring overdevelopment does not occur in any particular area and to ensure that the delivery of necessary infrastructure is provided in a timely manner with the delivery of housing to ensure the sustainability of communities.	Potential positive / neutral effects for all SEOs
<b>Delivery of Housing Units</b>		
<b>Objective CSO3</b>	Provide for flexibility in achieving the housing supply targets and meeting housing demand, the Council will consider the re-distribution of housing and population figures within each settlement. In this regard, where a site greater than 0.25ha has the potential to exceed the allocation for a particular settlement as set out under Table 2.14, the applicant must demonstrate to the Planning Authority that the necessary social and physical infrastructure {including active travel infrastructure, accessibility to both current and planned public transport services} is in place or can be provided as part of the application to accommodate the proposed development.  The Council will monitor the delivery of housing units to ensure general compliance with the Core Strategy and housing supply targets for the County and to inform the redistribution potential outlined above.	Potential positive / neutral effects for all SEOs
<b>Database of Sites</b>		
<b>Objective CSO4</b>	Maintain and further expand the database of greenfield, brownfield and infill sites as part of the active land management process.	Potential positive / neutral effects for all SEOs
<b>Database for Residential Zoned Land</b>		
<b>Objective CSO5</b>	Create and maintain a database of land zoned for residential development that has not yet been developed including, where available, information on why this land has not been developed so as to inform future zoning and de-zoning decisions.	Potential positive / neutral effects for all SEOs
<b>Phased Development</b>		
<b>Objective CSO6</b>	Ensure the phased development of new housing areas in tandem with the delivery of physical and social infrastructure provision as identified within Local Area Plans or Masterplans, as informed by assessments carried out by the Planning Authority.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Enabling Infrastructure</b>		
<b>Objective CSO7</b>	Identify and support the provision of key enabling infrastructure at strategic sites in Fingal County to facilitate their release for development in response to the current housing crisis.	Potential partly positive partly uncertain effects for SEOs
<b>Protection of Long-Term Strategic Reserve</b>		
<b>Objective CSO8</b>	Protect the long-term strategic reserve land banks for potential future residential growth and to restrict development except for reasonable intensification of, extensions to and improvement of premises within these areas, subject to normal planning criteria.	Potential positive / neutral effects for all SEOs
<b>Local Area Plans</b>		
<b>Policy CSP6</b>	Prepare Local Area Plans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated.	Potential partly positive partly uncertain effects for SEOs
<b>SEA &amp; AA for Local Area Plans</b>		
<b>Objective CSO9</b>	Local Area Plans will be subject to Strategic Environmental Assessments as appropriate and Screening for Appropriate Assessment.	Potential positive / neutral effects for all SEOs
<b>Masterplans</b>		
<b>Policy CSP7</b>	Prepare Masterplans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated.	Potential partly positive partly uncertain effects for SEOs
<b>Implementation of Masterplans</b>		
<b>Policy CSP8</b>	Implement Masterplans prepared in accordance with the Development Plan.	Potential positive / neutral effects for all SEOs
<b>AA &amp; SEA of Masterplans</b>		
<b>Objective CSO10</b>	Masterplans will be subject to Strategic Environmental Assessments as appropriate and Screening for Appropriate Assessment.	Potential positive / neutral effects for all SEOs
<b>Masterplan for the Old School House, Clonsilla</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CSO11</b>	Master Plan for the Old School House, Clonsilla, to be completed within two years from the commencement of the Development Plan.	Potential positive / neutral effects for all SEOs
<b>Framework Plans</b>		
<b>Policy CSP9</b>	Prepare Framework Plans as required for identified areas to facilitate a co-ordinated approach to development.	Potential partly positive partly uncertain effects for SEOs
<b>Implementation of Framework Plans</b>		
<b>Policy CSP10</b>	Prepare Framework Plans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated therein.	Potential positive / neutral effects for all SEOs
<b>AA &amp; SEA for Framework Plans</b>		
<b>Objective CSO10</b>	Framework Plans will be subject to Strategic Environmental Assessments as appropriate and Screening for Appropriate Assessment.	Potential positive / neutral effects for all SEOs
<b>Lands for Employment</b>		
<b>Policy CSP11</b>	Ensure that sufficient serviced lands continue to be available in the right place for employment generation over the lifetime of the Development Plan.	Potential partly positive partly uncertain effects for SEOs
<b>High Intensity Employment Uses</b>		
<b>Objective CSO13</b>	Focus high intensity employment generating uses around high-capacity public transport nodes.	Potential partly positive partly uncertain effects for SEOs
<b>Space Extensive Enterprises</b>		
<b>Objective CSO14</b>	Ensure that, insofar as possible, space extensive enterprise is located on appropriately zoned lands which are outside the M50 and which do not compromise labour intensive opportunity on zoned lands adjacent to public transport.	Potential partly uncertain, partly negative effects for SEOs
<b>Mixed Use Employment</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CSO15</b>	Support mixed use employment activities in our urban areas in accordance with the settlement and retail hierarchies.	Potential partly positive partly uncertain effects for SEOs
<b>Database of Employment Lands</b>		
<b>Objective CSO16</b>	Monitor and further develop the database of employment lands within the County.	Potential positive / neutral effects for all SEOs
<b>Settlement Strategy</b>		
<b>NPF and RSES</b>		
<b>Policy CSP12</b>	Promote compact growth in line with the NPF and RSES through the inclusion of specific policies and targeted and measurable implementation measures that: <ul style="list-style-type: none"> <li>Encourage infill / brownfield development,</li> <li>Focus growth on the County's designated strategic development areas identified in the Metropolitan Area Strategic Plan (MASP),</li> <li>Promote increased densities along public transport corridors.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Addressing Infrastructural Deficits</b>		
<b>Policy CSP13</b>	Accelerate the availability of lands ready for residential development by aiming to address current infrastructural deficits where these are known to be delaying residential development.	Potential partly positive partly uncertain effects for SEOs
<b>Consolidation and Re-Intensification of Infill / Brownfield Sites</b>		
<b>Policy CSP14</b>	Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin City and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.	Potential positive / neutral effects for all SEOs
<b>Compact Growth and Regeneration</b>		
<b>Policy CSP15</b>	Support the implementation of and promote development consistent with the National Strategic Outcome of Compact Growth as outlined in the NPF and the Regional Strategic Outcome of Compact Growth and Regeneration as set out in the RSES.	Potential positive / neutral effects for all SEOs
<b>Housing Strategy</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CSP16</b>	Ensure that the Housing Strategy insofar as is feasible, addresses the diverse needs of all of Fingal's citizens meeting, where possible, their diverse accommodation needs.	Potential positive / neutral effects for all SEOs
<b>Socially and Economically Balanced Sustainable Communities</b>		
<b>Policy CSP17</b>	Foster the development of socially and economically balanced sustainable communities.	Potential positive / neutral effects for all SEOs
<b>Promotion of Residential Development</b>		
<b>Policy CSP18</b>	Promote residential development addressing the current shortfall in housing provision and meeting target guidance figures, through a co-ordinated planned approach to developing appropriately zoned lands at key locations, including regeneration areas, and vacant and underutilised sites.	Potential positive / neutral effects for all SEOs
<b>Mixture of House Types</b>		
<b>Objective CSO17</b>	Promote high quality residential development which meets the needs of all stages of the life cycle through an appropriate mix of house type and local amenities.	Potential positive / neutral effects for all SEOs
<b>Infill Spaces on FCC Owned Lands (Residential)</b>		
<b>Objective CSO18</b>	Where feasible, that infill spaces on residential zoned lands in the ownership of Fingal County Council, are used to build social houses to increase our housing stock.	Potential positive / neutral effects for all SEOs
<b>Tree-lined Approaches</b>		
<b>Objective CSO19</b>	Retain existing tree-lined approaches to all towns and villages to preserve their special character.	Potential positive / neutral effects for all SEOs
<b>Network of Pathways / Cycleways</b>		
<b>Objective CSO20</b>	Develop a comprehensive network of signed pedestrian and cycleways linking residential areas to one another, to the village centres, schools, recreational hubs and railway stations.	Potential partly positive partly uncertain effects for SEOs
<b>Policy and Objectives: Dublin City and Suburbs</b>		
<b>Compact, Sequential and Sustainable Urban Growth</b>		
<b>Policy CSP19</b>	Promote compact, sequential and sustainable urban growth to realise targets of at least 50% of all new homes to be built, within or contiguous to the existing built-up area of Dublin city and suburbs and a	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	target of at least 30% for other metropolitan settlements, with a focus on healthy placemaking and improved quality of life.	
<b>Blanchardstown</b>		
<b>Policy CSP20</b>	Consolidate the growth of Blanchardstown as set out in the Settlement Strategy for RSES by encouraging infill and brownfield development and compact growth rather than greenfield development and by intensification at appropriately identified locations.	Potential positive / neutral effects for all SEOs
<b>Santry, Ballymun and Meakstown, Charlestown, Finglas and Lanesborough</b>		
<b>Policy CSP21</b>	Define the areas of Santry, Ballymun and Meakstown, Charlestown, Finglas and Lanesborough positively by the development and enhancement of greater connectivity links between these areas and the rest of Fingal.	Potential positive / neutral effects for all SEOs
<b>Howth, Sutton and Baldoyle</b>		
<b>Policy CSP22</b>	Consolidate the development and protect the unique identity of Howth, Sutton and Baldoyle. This includes protection against overdevelopment.	Potential positive / neutral effects for all SEOs
<b>Howth SAAO</b>		
<b>Policy CSP23</b>	Protect the Howth Special Amenity Area Orders (SAAO), including the Buffer zone, from residential and industrial development intended to meet urban generated demand.	Potential positive / neutral effects for all SEOs
<b>Liffey Valley SAAO</b>		
<b>Policy CSP24</b>	Protect the Liffey Valley Special Amenity Area Orders (SAAO), including the Buffer zone, from residential and industrial development intended to meet urban generated demand.	Potential positive / neutral effects for all SEOs
<b>Dunsink Planetarium</b>		
<b>Policy CSP25</b>	Promote the concept of a 'planetarium' on the lands of Dunsink adjacent to the Observatory.	Potential positive / neutral effects for all SEOs
<b>Protection of Higher Densities</b>		
<b>Objective CSO21</b>	Promote higher densities (50+ units per hectare) at appropriate locations in urban built up areas subject to meeting qualitative standards at appropriate locations with particular reference to urban centres	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	and/or in proximity to high-capacity public transport nodes while demonstrating compliance with all relevant Section 28 Ministerial Guidelines.	
<b>Sensitive Redevelopment of Key Sites</b>		
<b>Objective CSO22</b>	Encourage the sensitive redevelopment of key sites within the Dublin City and Suburbs area for mixed use which includes an appropriate residential component to enhance the viability and vitality of existing urban villages.	Potential partly positive partly uncertain effects for SEOs
<b>Town Centre Regeneration</b>		
<b>Objective CSO23</b>	Continue to develop a strategic approach to town centre regeneration through the ' <i>Town Centre First: A Policy Approach for Irish Towns</i> ' within settlements forming part of the Dublin City and Suburbs Area by utilising existing buildings and unused lands for new development, promoting residential occupancy and providing a mix of uses within these areas, including cultural and community uses and residential uses, as appropriate.	Potential positive / neutral effects for all SEOs
<b>Blanchardstown Town Centre &amp; DEZ</b>		
<b>Objective CSO24</b>	Promote Blanchardstown Town Centre as an integral component in the promotion and development of the Dublin Enterprise Zone.	Potential positive / neutral effects for all SEOs
<b>Optimising Existing Local Heritage Resources and Public Amenities</b>		
<b>Objective CSO25</b>	Require that new development in the urban settlements of the Dublin City and Suburbs area optimises existing local heritage resources and public amenities, while protecting the character and biodiversity of the villages.	Potential positive / neutral effects for all SEOs
<b>High-Quality, Sustainable &amp; Inclusive Development</b>		
<b>Objective CSO26</b>	Promote development which incorporates a high quality, sustainable and inclusive approach to proposals in the Dublin City and Suburbs Area, which are supported by sustainable means of travel and which create locally distinctive neighbourhoods and positively contribute to the existing built and natural heritage.	Potential positive / neutral effects for all SEOs
<b>Promote and Enhance existing ACAs</b>		
<b>Objective CSO27</b>	Continue to promote and enhance the existing ACA's within our urban villages and protect their historic characters.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Improved Sense of Identity</b>		
<b>Objective CSO28</b>	Develop enhanced community identities throughout Fingal through the improvement of social, cultural, community and residential amenities. Support the development of an improved sense of identity for the areas within Dublin City and Suburbs, including improvements to signage, landscaping and physical appearance and through the promotion of mixed uses, including residential, in our urban villages.	Potential positive / neutral effects for all SEOs
<b>LAPs, Masterplans &amp; Frameworks Plans for Dublin City and Suburbs</b>		
<b>Objective CSO29</b>	As set out in Tables 2.15, 2.16, 2.17, 2.18 and 2.19 <ul style="list-style-type: none"> <li>i. Implement existing Local Area Plans and Masterplans within Dublin City and Suburbs</li> <li>ii. Prepare and implement Local Area Plans for identified areas.</li> <li>iii. Prepare and implement Local Area Plans for identified areas.</li> <li>iv. Prepare and implement Frameworks for identified areas within the Dublin City and Suburbs area.</li> </ul>	Potential partly positive partly uncertain effects for SEOs
<b>Intensive Population &amp; Employment Uses</b>		
<b>Objective CSO30</b>	The Plan will promote more intensive population and employment uses focussing on good community, civic and school facilities, good quality streets and spaces whereby existing and new neighbourhoods are knitted together alongside essential infrastructure and amenities that are required to develop sustainable communities and employment within the key urban centres, consistent with RPO 4.3.	Potential positive / neutral effects for all SEOs
<b>Dunsink</b>		
<b>Objective CSO31</b>	Prepare a local statutory plan for the Long Term Strategic Reserve lands at Dunsink during the lifetime of this Development Plan, in consultation with the relevant stakeholders, including an infrastructural audit with costings and implementation strategy to enable sustainable regeneration and development of the area that is cognisant of, and sensitive to the significant historic buildings within the area including the nationally important architectural heritage site of Dunsink Observatory. This plan shall include Dunsink Observatory lands and the provision of a Planetarium.	Potential partly positive partly uncertain effects for SEOs
<b>Designation of Dunsink Observatory</b>		
<b>Objective CSO32</b>	Support the designation of Dunsink Observatory as a UNESCO World Heritage Site.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Multi-Functional Green Infrastructure Corridor</b>		
<b>Objective CSO33</b>	Develop multi-functional green infrastructure corridor between Dunsink and Tolka Valley Park.	Potential positive / neutral effects for all SEOs
<b>Belcamp</b>		
<b>Objective CSO34</b>	Consider a limited quantum of development on the Belcamp lands to facilitate the rehabilitation and preservation of Belcamp House. A design brief including the quantum and location of any such development, which shall not prejudice any future road requirements, shall be agreed with the Planning Authority prior to a planning application being lodged. Not more than 50% of any residential units permitted shall be sold or occupied pending the full re-instatement of Belcamp House to the satisfaction of the Planning Authority.	Potential partly positive partly uncertain effects for SEOs
<b>Ongar</b>		
<b>Objective CSO35</b>	Enhance and promote all existing greenspaces in Ongar by providing sensitive and appropriate leisure infrastructure within the boundary of the greenspace.	Potential positive / neutral effects for all SEOs
<b>Feasibility Study – Howth Tram / Funiculars</b>		
<b>Objective CSO36</b>	Carry out a feasibility study to examine the potential for the reinstatement of a tram or funiculars from Howth DART station to Howth Summit.	Potential partly positive partly uncertain effects for SEOs
<b>Consolidation and Growth of Swords</b>		
<b>Policy CSP26</b>	Promote and facilitate the long-term consolidation and growth of Swords as a Key Town including the provision of key enabling public transport infrastructure, including MetroLink and BusConnects, in accordance with the relevant provisions of the NPF, RSES and the MASP.	Potential partly uncertain, partly negative effects for SEOs
<b>Key Sites for Regeneration</b>		
<b>Policy CSP27</b>	Support objectives to achieve a minimum of 30% of housing in the Key Town of Swords by way of compact growth through the identification of key sites for regeneration.	Potential positive / neutral effects for all SEOs
<b>Swords as an Economic Driver</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CSP28</b>	Promote Swords as an economic driver and provide for strategic employment locations to improve its economic base and increase the ratio of jobs to workers.	Potential partly positive partly uncertain effects for SEOs
<b>Promote and Facilitate Metrolink</b>		
<b>Policy CSP29</b>	Promote and facilitate the development of Metrolink, connecting Swords to the Airport and on to the City Centre.	Potential partly uncertain, partly negative effects for SEOs
<b>Swords as a Vibrant Key Town</b>		
<b>Policy CSP30</b>	Support the continued development of Swords as a vibrant Key Town with a thriving economy; an integrated public transport network; an attractive and highly accessible built environment with the highest standards of housing, employment, services, recreational amenities and community facilities.	Potential positive / neutral effects for all SEOs
<b>High Quality Services</b>		
<b>Objective CSO37</b>	Encourage a range and quality of retail, commercial, civic, cultural, leisure, community and other services commensurate with the role of Swords Town Centre as a Key Town.	Potential partly positive partly uncertain effects for SEOs
<b>Swords Main Street</b>		
<b>Objective CSO38</b>	Retain the Main Street as the core of the town centre, protect and enhance its character and ensure that any future new commercial and retail development reinforces its role by promoting the development of active ground floor uses and limiting the expansion of certain non-retail and inactive street frontages including financial institutions, betting offices, public houses and take aways/fast food outlets.	Potential positive / neutral effects for all SEOs
<b>Sustainable Swords Project</b>		
<b>Objective CSO39</b>	Support and promote the implementation of key recommendations arising from the Sustainable Swords' project including the implementation of the Swords Cultural Quarter.	Potential partly positive partly uncertain effects for SEOs
<b>Public Engagement &amp; Sustainable Swords</b>		
<b>Objective CSO40</b>	Support new forms of public engagement in the preparation of the Sustainable Swords project, with a view to building strong public interest, understanding and buy-in for the recommendations of the project.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Regeneration and Infill Opportunities</b>		
<b>Objective CSO41</b>	Support the regeneration of underused town centre lands along with the planned and sequential infill opportunities to provide for high density and people intensive uses in accessible locations that are accessible to high quality transport, existing and planned, and to support the preparation of a local area plan for the strategic landbank at Lissenhall for the longer-term development of Swords.	Potential partly positive partly uncertain effects for SEOs
<b>Enhanced Urban Environment</b>		
<b>Objective CSO42</b>	Facilitate the strategic regeneration of Swords to build on the resilience of the local economy and provide for an enhanced urban environment with a particular focus on the development of Swords Civic Centre and Cultural Centre, the delivery of the conservation plan for Swords Castle, and the delivery of an enhanced public realm in the town centre and to promote recreational and amenity uses in accordance with a healthy placemaking strategy.	Potential partly positive partly uncertain effects for SEOs
<b>Swords – Dublin Airport</b>		
<b>Objective CSO43</b>	Support Swords-Dublin Airport as a key location for airport related economic development and employment provision linked to the protection and enhancement of access to Dublin Airport lands including the delivery of Metrolink.	Potential partly uncertain, partly negative effects for SEOs
<b>LAPs, Masterplans and Framework Plan for Swords</b>		
<b>Objective CSO44</b>	As set out in Tables 2.15, 2.16, 2.17, 2.18 and 2.19: <ul style="list-style-type: none"> <li>i. Implement existing Local Area Plans and Masterplans within Swords</li> <li>ii. Prepare and implement Local Area Plans for identified areas.</li> <li>iii. Prepare and implement Local Area Plans for identified areas.</li> <li>iv. Prepare and implement Frameworks for identified areas within Swords</li> </ul>	Potential partly positive partly uncertain effects for SEOs
<b>MASP Strategic Development Areas</b>		
<b>Policy CSP31</b>	Deliver strategic development areas identified in the MASP, located at key nodes along high-quality public transport corridors in tandem with the delivery of infrastructure and enabling services to ensure a steady supply of serviced sites and to support accelerated delivery of housing.	Potential partly positive partly uncertain effects for SEOs
<b>Donabate LAP</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CSP32</b>	Facilitate development on zoned residential lands within the settlement boundary of Donabate as prescribed in the Donabate LAP. Support the provision of the necessary social and community infrastructure including recreational facilities and strengthen and enhance the public realm, providing improved levels of connectivity and permeability.	Potential partly positive partly uncertain effects for SEOs
<b>Consolidate Development and Protect Unique Identity of Donabate</b>		
<b>Policy CSP33</b>	Consolidate the development and protect the unique identity of Donabate.	Potential positive / neutral effects for all SEOs
<b>LAPs and Framework Plans for Donabate</b>		
<b>Objective CSO45</b>	<ul style="list-style-type: none"> <li>Implement the existing Local Area Plan within Donabate and</li> <li>Prepare and implement a Framework Plan over the life of the Plan to guide and inform future development and to include measures to improve and promoted the public realm of the village.</li> <li>Promote and support the provision of a sewage mains connections for Corballis/Balcarrick residents.</li> </ul>	Potential partly positive partly uncertain effects for SEOs
<b>Donabate Town Centre</b>		
<b>Objective CSO46</b>	Channel and concentrate the development of additional commercial, social, community and civic facilities within Donabate town centre and promote high quality urban design in such development.	Potential positive / neutral effects for all SEOs
<b>Donabate Peninsula</b>		
<b>Objective CSO47</b>	Develop a continuous network of signed pathways and cycleways as appropriate, around Donabate Peninsula linking Portrane and Donabate to Malahide and Rush via the Rogerstown and Malahide Estuaries whilst ensuring the protection of designated sites and avoiding any routing along the northern boundary of Malahide Inner Estuary by virtue of its ecological sensitivity.	Potential partly uncertain, partly negative effects for SEOs
<b>Pedestrian and Cycleways in Donabate</b>		
<b>Objective CSO48</b>	Provide for a comprehensive network of pedestrian and cycle ways linking residential areas to one another, to the town centre, schools, the recreational campus at Ballymastone and the railway station.	Potential partly positive partly uncertain effects for SEOs
<b>Corballis / Balcarrick – Sewage Mains Connections</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CSO49</b>	Promote and support the provision of a sewage mains connections for Corballis/Balcarrick residents.	Potential positive / neutral effects for all SEOs
<b>Active Travel Connections Between Donabate-Rogerstown Park and Lusk-Rush</b>		
<b>Objective CSO50</b>	Investigate all options in looking at the delivery of active travel connections between Donabate-Rogerstown Park and Lusk-Rush.	Potential positive / neutral effects for all SEOs
<b>Consolidate Growth of Self-Sustaining Towns</b>		
<b>Policy CSP34</b>	Consolidate the growth of Self-Sustaining towns including Malahide, Portmarnock, Balbriggan, Lusk and Rush and Skerries as set out in the Settlement Strategy for RSES and by encouraging infill development and compact growth rather than greenfield development and by intensification at appropriately identified locations.	Potential positive / neutral effects for all SEOs
<b>Malahide</b>		
<b>Policy CSP35</b>	Promote the planned and sustainable consolidation of the existing urban form and protect the unique identity of Malahide. The need to upgrade and support the development of the town centre will be balanced with the need to conserve its appearance as an attractive, historic village settlement and to retain the existing amenities of the area, being cognisant of its proximity to the ecologically sensitive coastline including European Sites.	Potential positive / neutral effects for all SEOs
<b>Focus Growth within and Contiguous to Core in Self-Sustaining Towns</b>		
<b>Policy CSP36</b>	Support the sustainable long-term growth Self-Sustaining Towns by focusing growth within and contiguous to the core to create a critical mass of population and employment based on local demand and the ability of local services to cater for sustainable growth levels.	Potential positive / neutral effects for all SEOs
<b>Promotion of Enterprise and Employment in Self-Sustaining Towns</b>		
<b>Policy CSP37</b>	Promote enterprise and employment throughout the county including along the Dublin Belfast Economic Corridor including Balbriggan and work with other Local Authorities to promote Fingal and the wider mid-eastern region as an engine for economic growth.	Potential partly uncertain, partly negative effects for SEOs
<b>Malahide, Portmarnock, Balbriggan, Lusk, Rush and Skerries</b>		
<b>Policy CSP38</b>	Consolidate development and protect the unique identities of the settlements of Malahide, Portmarnock, Balbriggan, Lusk, Rush and Skerries.	Potential positive / neutral effects for all SEOs
<b>Coastal Cycleway</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CSP39</b>	Support the provision of a coastal cycleway between Malahide and Swords along the Broadmeadow Estuary.	Potential partly uncertain, partly negative effects for SEOs
<b>Support Growth of Self-Sustaining Towns</b>		
<b>Objective CSO51</b>	Proactively support and promote high quality services, social infrastructure, facilities, tourism offer, appropriate retail mix, retail and economic activity within Self-Sustaining Towns to meet the needs of existing and future growth in line with the scale and function of these towns within the Fingal Settlement Hierarchy.	Potential positive / neutral effects for all SEOs
<b>Safe and Convenient Road, Pedestrian and Cycle Systems</b>		
<b>Objective CSO52</b>	Ensure all Self-Sustaining towns benefit from safe and convenient road, pedestrian and cycle systems which promote permeability, accessibility, and connectivity between existing and new developments.	Potential positive / neutral effects for all SEOs
<b>LAPs, Masterplans and Framework Plans for Self-Sustaining Towns</b>		
<b>Objective CSO53</b>	As set out in Tables 2.15, 2.16, 2.17, 2.18 and 2.19: (i) Implement existing Local Area Plans and Masterplans within Self- Sustaining towns. (ii) Prepare and implement Local Area Plans for identified areas. (iii) Prepare and implement Frameworks for identified areas.	Potential partly positive partly uncertain effects for SEOs
<b>Tree-Lined Approach to Malahide</b>		
<b>Objective CSO54</b>	Retain the impressive tree-lined approach along the Dublin Road as an important visual element to the town and, specifically, ensure the protection of the mature trees along the Malahide Road at the Limestone Field and property boundary walls which create a special character to the immediate approach to Malahide.	Potential positive / neutral effects for all SEOs
<b>Development and Growth of Balbriggan and Skerries</b>		
<b>Objective CSO55</b>	Promote and facilitate the development and growth of Balbriggan and Skerries as primary service, social, cultural and local tourist centre in north Fingal.	Potential positive / neutral effects for all SEOs
<b>'Our Balbriggan'</b>		
<b>Objective CSO56</b>	Continue to implement, promote, and support the 'Our Balbriggan' Rejuvenation Plan.	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Harbours, Beaches, Seashores – Balbriggan, Skerries and Rush</b>		
<b>Objective CSO57</b>	Preserve and improve access to the harbours, beaches and seashores of Balbriggan, Skerries and Rush while protecting environmental resources including water, biodiversity, and landscape sensitivities.	Potential partly positive partly uncertain effects for SEOs
<b>Rush as a Vibrant Town</b>		
<b>Objective CSO58</b>	Facilitate the development of Rush as a vibrant town and retain its market gardening tradition.	Potential positive / neutral effects for all SEOs
<b>Historic Core of Lusk</b>		
<b>Objective CSO599</b>	Protect and conserve the special character of the historic core of Lusk including the area of archaeological notification in the centre of the Town having regard to the physical and social character of the core area particularly in the vicinity of St. MacCullin's Church and Main Street, and to promote a conservation-led approach to the consolidation and redevelopment of the town core.	Potential positive / neutral effects for all SEOs
<b>Monastic Site and MacCullin's Church</b>		
<b>Objective CSO60</b>	Maintain the valued distinctive views of the monastic site and St. MacCullin's Church from all approach roads into Lusk, from significant areas of open space and from surrounding areas.	Potential positive / neutral effects for all SEOs
<b>Hedgerows in Lusk</b>		
<b>Objective CSO61</b>	Retain the traditional hedgerow boundary treatment characteristic of Lusk, the protection and enhancement of existing boundary hedgerows and trees shall be required save where limited removal is necessary for the provision of access and promote the planting of hedgerows and trees using native species within new developments.	Potential positive / neutral effects for all SEOs
<b>Maintenance of Distinct Physical Separation – Lusk, Rush and Malahide</b>		
<b>Objective CSO62</b>	Ensure that existing and future development within the settlements of Lusk, Rush and Malahide is consolidated within well-defined town boundaries to maintain their distinct physical separation.	Potential positive / neutral effects for all SEOs
<b>Pedestrian Core - Malahide</b>		
<b>Objective CSO63</b>	Continue to promote and facilitate the recently implemented pedestrianised core of New Street, Malahide.	Potential positive / neutral effects for all SEOs
<b>Local Transport Plan Rush</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CSO64</b>	Prepare a Local Transport Plan to inform the future transportation needs of Rush. This may include the feasibility of providing a Distributor Road to the west of Rush.	Potential partly uncertain / partly negative effects for SEOs
<b>Sluice River - Portmarnock</b>		
<b>Objective CSO65</b>	Protect and manage the flood plain of the Sluice River to the south of Portmarnock and ensure that its integrity as a natural habitat is maintained; and investigate the potential of a riverside walkway.	Potential positive / neutral effects for all SEOs
<b>Mitigation Measures</b>		
<b>Objective CSO66</b>	<p>Ensure that the mitigation measures as set out in the Portmarnock South and Baldoyle-Stapolin LAPs (and other LAPs as necessary) will continue to be implemented and managed in accordance with the requirements of the LAPs or where a LAP is no longer in place, in accordance with the following measures if not already implemented:</p> <p><b>Portmarnock South Area</b> The following Habitat Protection Measures agreed between the NPWS and Planning Authority shall be implemented as may be appropriate prior to the commencement of development; ensuring feeding and roosting habitat is protected and disturbance to migratory birdlife for the duration of the construction.</p> <ul style="list-style-type: none"> <li>• Conservation Management Plan for the ecological buffer zone/open space lands and the high amenity lands of the 'Murragh Spit' prepared in consultation and agreement with Fingal County Council and the NPWS.</li> <li>• The Ecological Buffer Zone within the plan lands maintained as amenity grassland, semi-natural meadow, natural grassland and scrub, pasture and arable land use including wintering crops such as linnet mix.</li> <li>• A 'quiet zone' established to the south of the residential development area to cater for Brent Geese and wader species. The 'quiet zone' to consist of grassland pasture. This 'quiet zone' will be enclosed by a fence and hedge to prevent disturbance during the winter migratory bird season. The enclosure must be dog proof but can permit overlooking of the 'quiet zone' e.g. 1.2 metre high fence with hedge planting of native species.</li> <li>• Retention of field within the southern section of the plan lands under arable cultivation. This will support and encourage food production through community and contract farming initiatives.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>• The extensive open space within the ecological buffer zone to be managed as meadows.</li> <li>• Retain the ecological buffer zone to the estuary in a predominantly open state to support unhindered bird movement.</li> <li>• Retain the 'Murragh Spit', east of the Coast Road as a managed conservation area to protect estuarine birdlife.</li> <li>• Disposal of construction and surplus fill material to be carefully managed through the Development Management process.</li> <li>• Provision of SuDS Regional Wetland, unless otherwise agreed and subject to Appropriate Assessment screening to ensure all downstream habitats and open habitat used by qualifying interest birds are protected.</li> </ul> <ol style="list-style-type: none"> <li>1. Objective GI 1 Advance a green infrastructure strategy through the integration of a network of natural habitat and biodiversity supporting spaces, parkland for passive and active recreational uses, heritage features, sustainable surface water and flood risk management measures.</li> <li>2. Objective GI 2 Promote the development of a series of green routes/green linear corridors that connect amenity and open space areas with new and established communities.</li> <li>3. Objective GI 3 Comply with the objectives relating to biodiversity, open space and green infrastructure set out in the Fingal Development Plan. The overarching requirements of the current plan would take precedence in this respect.</li> <li>4. Objective GI 4 Demonstrate in each planning application, how the Green Infrastructure and Landscape Strategy has influenced the layout of development and in particular, how it is reflected in the design and layout of open spaces, linear parks and green routes.</li> <li>5. Objective GI 5 Ensure the early completion of the provisions of the Green Infrastructure and Landscape Strategy.</li> <li>6. Objective C 1 Maintain qualifying interest habitats and species within the Baldoyle Bay SPA and SAC and other European sites where relevant at favourable conservation condition to ensure the ecological integrity of Baldoyle Bay and further ensure that the lands continue to provide supporting function for the Qualifying Interest species.</li> <li>7. Objective C 2 Protect and conserve the natural habitats and designated status of the Sluice River Marsh and ensure that salmonid waters constraints apply to all development within the plan</li> </ol>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>lands.</p> <ol style="list-style-type: none"> <li>8. Objective GI 6 Require Appropriate Assessment (AA) Screening for any development, plan or project including changes to the landscape, within the Ecological Buffer Zone. This will include any changes to existing or future layout, materials or management.</li> <li>9. Objective GI 7 Protect and enhance the function of the ecological buffer zone through appropriate mitigation and management measures as set out in Green Infrastructure and Landscape Strategy.</li> <li>10. Objective GI 8 Promote the conservation and enhancement of biodiversity having regard to the objectives of the Fingal Development Plan, the Fingal Biodiversity Action Plan and the Fingal Heritage Plan while allowing for appropriate development, access and recreational activity.</li> <li>11. Objective GI 9 Protect existing trees, hedgerows, townland boundaries and watercourses which are of amenity, historic or biodiversity value and ensure that proper provision is made for their protection and management in future development proposals in accordance with a Green Infrastructure and Landscape Strategy.</li> <li>12. Objective GI 10 Protect significant and ecologically valuable watercourses and maintain them in an open state capable of providing suitable habitat for fauna and flora.</li> <li>13. Objective GI 11 Require measures for the protection and management of local biodiversity features to be submitted in any development proposals. This shall include details of how and where any surplus fill from the plan lands is to be disposed.</li> <li>14. Objective GI 12 Implementation of agreed habitat protection measures and the subsequent transfer of zoned open space lands to Fingal County Council to be completed prior to the commencement of development.</li> <li>15. Objective GI 13 Ensure that sufficient information is provided as part of development, plan or project proposals to enable Appropriate Assessment screening to be undertaken and to enable a fully informed assessment of impacts on biodiversity to be made.</li> <li>16. Objective GI 14 Ensure that future developments within the area have regard to the principles for development in coastal and estuarine character areas as set out in the Landscape Character Assessment of the Fingal Development Plan.</li> <li>17. Objective GI 15 Incorporate principal views of the surrounding area, in particular, Baldoyle Bay, Howth Head, Ireland's Eye and Lambay Island into future development schemes.</li> <li>18. Objective GI 16 Protect the following views:</li> </ol>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>Views from the eastern half of the area towards Baldoyle Bay, Howth Head, Ireland's Eye and Lambay Island.</li> <li>Views southwards of the Dublin Mountains.</li> <li>Views into the lands.</li> </ul> <p>19. Objective GI 17 Ensure that the existing topography of the lands is incorporated into the design concept and layout with minimal variations to existing ground levels, in as far as is practicable, in development schemes.</p> <p>20. Objective GI 18 Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated into the design of developments.</p> <p>21. Objective GI 19 Protect, preserve and ensure the effective management of trees and groups of trees.</p> <p>22. Objective GI 20 Implement a scheme of tree and hedgerow protection measures, in compliance with British Standard 5837 (2012), Trees in Relation to Design, Demolition and Construction to Construction – Recommendations' and in agreement with Fingal County Council, prior to commencement of development. The scheme of protection measures to be maintained in place until effective completion of all construction works.</p> <p>23. Objective GI 21 Require the use of native planting where appropriate in new developments in consultation with the Council. Indigenous, non-invasive species should be considered to provide habitat for locally occurring fauna ensuring, at a minimum, there should be no net loss of the tree and hedgerow resource.</p> <p>24. Objective GI 22 Ensure sensitive and appropriate boundary treatments, respecting the estuarine nature of the landscape, in all development proposals.</p> <p>25. Objective GI 23 Require a visual impact assessment of new development on the surrounding landscape, including cross sections and photomontages at planning application stage.</p> <p>26. Objective GI 29 Provide an integrated network of open spaces, pocket parks, linear parks and green routes through the implementation of a Green Infrastructure and Landscape Strategy.</p> <p>27. Objective GI 30 Integrate public open space provision and surface water management [SuDS].</p> <p>28. Objective GI 31 Promote and facilitate the development of carefully managed access to ecologically sensitive areas.</p> <p>29. Objective GI 32 Promote connections between open spaces and amenity areas including</p>	



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>greenways within and beyond the area.</p> <p>30. Objective GI 33 Promote and develop a combined greenway of no more than 3 metres in width for walking and cycling along the eastern edge of the plan lands and access the potential to connect with amenity lands in the adjoining Racecourse Park to the south and further amenities along the coastal corridor, in consultation with the Council's Biodiversity Officer. The coastal walkway shall be designed and sited to reflect and where appropriate integrate with its coastal setting subject to Appropriate Assessment and detailed design assessment.</p> <p>31. Objective GI 34 Assess the feasibility of establishing growing initiatives within the area.</p> <p>32. Objective GI 35 Ensure every home within a new residential scheme is located within 100 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park.</p> <p>33. Objective GI 36 Ensure that a minimum 10% of the proposed development site area shall be designated for use as public open space.</p> <p>34. Objective GI 37 Provide a children's playground within the proposed small park (Skylark Park).</p> <p>35. Objective GI 38 Ensure the timely completion of the open space network and green routes as set out in Green Infrastructure and Landscape Strategy through a phasing strategy for the area.</p> <p>36. Objective GI 39 Achieve best practice and innovation in SuDS design as part of development schemes including the successful co-ordination of surface water management with biodiversity features and amenity functions of open space and landscaped areas.</p> <p>37. Objective GI 40 Demonstrate compliance with the provisions of the SuDS Strategy of the Plan in the design and layout of SuDS devices in the area. Ensure as far as practical that the design of SuDS enhances the quality of open spaces. SuDS do not form part of the public open space provision, except where it contributes in a significant and positive way to the design and quality of open space. In instances where the Council determines that SuDS make a significant and positive contribution to open space, a maximum 10% of open space provision shall be taken up by SuDS.</p> <p>38. Objective GI 41 Protect the integrity of existing townland hedgerows and watercourses for their biodiversity and amenity value including surface water management. To this end, ensure that no development, including clearance and storage of materials, takes place within a minimum distance of 10-15 metres measured from each bank of any river, stream or watercourse.</p> <p>39. Objective GI 42 Developers shall have regard to the principles and standards for SuDS design.</p>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>40. Objective GI 43 Ensure the early completion of the proposed regional SuDS wetland.</p> <p>41. Objective TM 20 Ensure that any transport and movement proposals take full account of the sensitivities of the receiving environment including biodiversity features and the conservation objectives of EU designated sites.</p> <p>42. Objective SW 2 Require all planning applications to submit details of compliance with a SuDS Strategy which include proposals for the management of surface water within sites, and runoff rates from sites, protecting the water quality of Baldoyle Bay.</p> <p>43. Objective SW 3 Require local/site specific SuDS measures in tandem with development.</p> <p>44. Objective SW 4 Require green roofs for commercial development within the area unless otherwise agreed and investigate the feasibility of green roofs for residential development.</p> <p>45. Objective SW 5 Ensure urban areas are designed to accommodate surface water flood flow at times of extreme events through the dual use of roads and pathways as flood conveyance channels and appropriate areas (parkland, car parks, large paved areas, etc.) are used as temporary flood ponding areas.</p> <p>46. Objective SW 6 Ensure that all trees planted in/adjacent to hard paved areas (footpaths, parking areas, etc.) incorporate tree root structural cell systems.</p> <p>47. Objective SW 8 Require that proposals for sustainable drainage systems include provisions for future maintenance of these systems. In this regard, maintenance plans shall be submitted with each planning application.</p> <p>48. Objective SW 9 Ensure that existing watercourses remain open and are incorporated into amenity/SuDS proposals. Culverting of streams is generally not acceptable and should be avoided</p> <p>49. Objective SW 10 Ensure that no development, including clearance and storage of materials, takes place within a minimum distance of 10-15 metres measured from each bank of any river, stream or watercourse.</p> <p>50. Objective SW 11 Require a settlement pond to allow for treatment of all surface water discharges from the development site during the construction phase. Prior consultation with the Council's Water Services Department and Biodiversity Officer is required regarding the most appropriate location for this pond.</p> <p>51. Objective SW 12 SuDS features shall be provided as part of the first phase of development and would only be considered on a phased basis where an alternative temporary solution is proposed</p>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>or where phasing does not adversely impact or prejudice the delivery of the final SuDS Strategy and complies with appropriate assessment and conservation management objectives/Habitat Protection Measures.</p> <p>52. Objective WQ 3 Seek the maintenance of the Sluice River and rehabilitation of the Mayne River to good water status, it's restoration as a natural amenity and protection of the riparian corridor through the area.</p> <p>53. Objective WQ 5 Implement the measures drawn up in the Pollution Reduction Programme for the Malahide Shellfish Area.</p> <p>54. Objective GW 1 Protect existing ground water sources from pollution during construction / development works</p> <p>55. Objective SP 1 Ensure that those areas of the lands that are not under construction are kept free from arisings or other materials associated with development unless otherwise agreed with the Planning Authority.</p> <p>56. Objective SP 2 Ensure that the larger undeveloped areas of the residentially zoned lands are maintained in agricultural use or are managed in such a way as to support the roosting and feeding habitat requirements of the qualifying interest species of Baldoyle Bay. Where smaller parcels of land between developments are created, they should be kept open in nature with connectivity provided between other residential areas and the railway station and small centre.</p> <p><b>Baldoyle-Stapolin Area</b></p> <ol style="list-style-type: none"> <li>1. Objective GI 1 Create a high-quality, well-connected and sustainable natural environment of green spaces and watercourses that are rich in biodiversity and promote active and healthy lifestyles.</li> <li>2. Objective GI 2 Require a high-quality design approach to all green infrastructure, which creates inviting, flexible, multifunctional places, protects and enhances local distinctiveness and character, incorporates existing features and important vistas.</li> <li>3. Objective GI 3 Maximise the opportunities for enhancing the green infrastructure resource through the provision of urban landscape features such as green corridor routes and links, swales, green roofs, trees and shrubs within the new development and public realm.</li> </ol>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>4. Objective GI 4 Provide for the protection, conservation and enhancement of wildlife habitats and natural resources, including the existing watercourses on site and features such as ecologically important hedgerows and mature trees within the area.</p> <p>5. Objective GI 5 Develop and enhance existing green infrastructure, create new habitats where any are lost, improve physical and habitat linkages between the adjoining Baldoyle-Stapolin, Portmarnock and Clongriffin lands and develop a new high quality well landscaped public realm, connecting into the wider green network.</p> <p>6. Objective GI 6 Comply with all of the policies of the current Fingal Development Plan relating to open space, biodiversity, green infrastructure and open space provision.</p> <p>7. Objective GI 7 Ensure that plans, designs, detailed schedules and specifications of work including management plans, where privately managed, for all public open spaces and green infrastructure are integral to all planning applications.</p> <p><b>Designated Sites</b></p> <p>8. Objective GI 8 Maintain or restore the favourable conservation condition of Annex 1 habitat(s) and/or the Annex II species for which the Baldoyle SAC has been selected: [1140] Mudflats and sandflats not covered by seawater at low tide [1310] Salicornia and other annuals colonising mud and sand [1330] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>)</p> <p>9. Objective GI 9 Maintain qualifying interest habitats and species within the Baldoyle Bay SPA and SAC at favourable conservation condition to ensure the ecological integrity of Baldoyle Bay and further ensure that the LAP lands continue to provide supporting function for the Qualifying Interest species.</p> <p>10. Objective GI 10 Ensure that sufficient information is provided as part of development, plan or project proposals to enable Appropriate Assessment screening to be undertaken and to enable a fully informed assessment of impacts on biodiversity to be made.</p> <p><b>Racecourse Park – Mitigation with the Ecological Buffer Zone</b></p> <p>11. Objective GI 11 Ensure compliance with the landscape masterplan for Racecourse Park and the Portmarnock South lands which incorporates mitigation measures for any loss of habitat</p>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>for the conservation interests of Baldoyle Bay.</p> <p>12. Objective GI 12 Promote opportunities for the enhancement of local biodiversity features including the creation of new habitats through managed spaces and new water features such as pools and ponds in order to promote wildlife use associated with the existing Designated Sites. Such proposals may be subject to an Appropriate Assessment of the likely significant effects on European Sites due to the proximity of urban centres.</p> <p>13. Objective GI 13 Provide appropriately designed and located combined pedestrian and cycle routes of no wider than 3m through Racecourse Park, and minimise access points to avoid disturbance to protected habitats and species within Baldoyle Bay and Racecourse Park.</p> <p>14. Objective GI 14 Ensure the minimisation of signage within Racecourse Park to protect the visual enjoyment of the park and the integrity of the wider natural environment.</p> <p>15. Creating a Green Network – Green Corridors, Green Links and Stepping Stones</p> <p>16. Objective GI 15 Create a cohesive network of green corridors, green routes/ links and stepping stones throughout the lands that facilitate wildlife movement between the residential areas and the surrounding landscape.</p> <p>17. Objective GI 16 Create new green links to connect publicly accessible open spaces to main destination points, such as the DART station, bus stops, village centre, proposed school, health facilities and other publicly accessible open spaces including Racecourse Park.</p> <p>18. Objective GI 17 Develop a green link along the Mayne River, where it does not conflict with the conservation objectives of the SAC, under the existing railway arches in Racecourse Park, to connect the parkland with the proposed linear park along the Mayne River within the Dublin City Council administrative area.</p> <p>19. Objective GI 18 Ensure that the design of all green corridors, links and stepping stones takes account of the sensitivities of habitats and avoids adverse impacts resulting from noise, lighting and other types of disturbance.</p> <p>20. Objective GI 19 Improve education and awareness of the importance of green corridors, links and stepping stones and ecological connectivity to help ensure their retention and management for future generations.</p> <p><b>Sustainable urban Drainage Systems (SuDS)</b></p>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>21. Objective GI 20 Require that water storage areas be designed and integrated into the development with consideration to their drainage, recreation, biodiversity and amenity value.</p> <p>22. Objective GI 21 Ensure, as far as practical, that the design of SuDS enhances the quality of open spaces and biodiversity.</p> <p>23. Objective GI 22 Promote open SuDS features, wetland and pond features in planned open spaces such as the pocket park, local parks and Racecourse Park subject to satisfactory resolution of management programmes, public safety, ease of cleansing and maintenance access.</p> <p>24. Objective GI 23 Ensure that the design of swales and stormwater attenuation areas and SuDS proposals within private developments include commitments to addressing a net gain in biodiversity through the use of appropriate planting.</p> <p>25. Objective GI 24 Require that SuDS corridors alongside roads and green corridors incorporate wildlife habitat, pedestrian links and structural planting where appropriate.</p> <p>26. Objective GI 25 Require that SuDS features in Racecourse Park be designed as extensive, naturalistic open features (e.g. ponds, wetlands) of value to wildlife and local amenity. Their water quality and storage objectives shall be dealt with in combination with landscape integration, visual amenity and protection/ enhancement of biological diversity.</p> <p>27. Objective GI 26 Require that where SuDS features are connected to the Mayne River best practice will apply and consultation with the relevant national bodies such as the National Parks and Wildlife Service and Inland Fisheries Ireland will take place to agree on the methodology for such works. In any event, the design of SuDS features shall not conflict with conservation management objectives of the EU Designated Sites.</p> <p>28. Objective GI 27 Ensure that green roofs are incorporated into the design of all new commercial buildings on the Plan lands.</p> <p><b>Landscape</b></p> <p>29. Objective GI 28 Ensure that development along the parkland edge of the residential lands is sensitively designed to reflect the 'Sensitive Landscape' designation on these lands in the current Fingal Development Plan.</p> <p>30. Objective GI 29 Ensure that any new hedgerows and tree species within the site are planted</p>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>with non-invasive species which will provide alternative habitat for displaced wildlife, be compatible with local landscape values and help maintain connectivity for species which rely on such features for movement or feeding.</p> <p>31. Objective GI 30 Maximise the potential views of the surrounding area from the development lands. In particular, the views of Ireland's Eye, the coast and the higher parklands, to the north, at Portmarnock shall be protected.</p> <p><b>Stapolin Square</b></p> <p>32. Objective GI 31 Manage the open space at Racecourse Park and any associated lands in accordance with a Landscape Masterplan and mitigation measures and policies.</p> <p>33. Objective GI 32 Promote sustainable recreation within the lands that will allow inclusive use of the open space without causing adverse effects on the physical and biological functions of the green infrastructure and/or qualifying interest species and habitats of Designated Sites.</p> <p>34. Objective GI 33 Require Appropriate Assessment (AA) Screening for any development, including changes to the landscape, within Racecourse Park. This will include any changes to existing or future layout, materials or surfaces of pitches.</p> <p>35. Objective GI 34 Ensure the provision of adequate areas of high quality, safe and overlooked open space within residential developments, which meet the required standards for distance from homes.</p> <p>36. Objective GI 35 Facilitate the development of open spaces and civic spaces at suitable locations within the area and protect existing open spaces from inappropriate development, so as to maintain their attractiveness and role in enhancing the residential and ecological amenities of the area.</p> <p>37. Objective GI 36 Require the provision of playing pitches in the northwestern corner of the Racecourse Park, south of Mayne Road, or alternative agreed location. Any alternative location may be subject to Appropriate Assessment.</p> <p>38. Objective GI 37 Ensure that Stapolin Square incorporates a green core which allows for the visual and physical extension of Ireland's Eye Avenue to and from the train station.</p> <p>39. Objective GI 38 Facilitate the potential for public activities and events in Stapolin Square through the incorporation of design elements which allow for such.</p>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>40. Objective GI 39 Facilitate the provision of an all-weather pitch as part of the proposed pitches and active recreational hub to the northwest of the lands, south of Moyne Road, subject to screening for appropriate assessment.</p> <p>41. Objective GI 40 Ensure the timely delivery of open space having regard to the open space hierarchy, the preferred masterplan layout and the phasing requirements.</p> <p><b>Surface Water Management</b></p> <p>42. Objective SW 2 Require all planning applications to submit details of compliance with the SuDS Strategy which include proposals for the management of surface water within sites, and runoff rates from sites, protecting the water quality and flow regime of the River Mayne and retrofitting best practice SuDS techniques on existing sites where possible.</p> <p>43. Objective SW 3 Require local/site specific SuDS measures in tandem with development.</p> <p>44. Objective SW 4 Require green roofs for commercial development within the area unless otherwise agreed.</p> <p><b>Water Quality</b></p> <p>45. Objective WQ 2 Seek the rehabilitation of the Mayne River to good water status, its restoration as a natural amenity and protection of the riparian corridor through the area.</p> <p><b>Interim measures</b></p> <p>46. Objective SP 2 Ensure that construction takes place in a sequential manner in order to avoid areas of new development leap-frogging unfinished phases of development. Internal phasing arrangements will be required and conditioned as part of planning applications.</p> <p>47. Objective SP 3 Require all planning applications within the lands to include clear measures for the treatment of interim sites on lands within the ownership of the applicant/developer.</p> <p>48. Objective SP 4 Ensure that the delivery of measures to deal with undeveloped or interim lands are included by way of condition in any grant of planning permission.</p>	
<b>Towns and Villages: Policies</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CSP40</b>	Promote sustainable expansion and development at a level appropriate to and integrated with the existing town or village, meeting the socio-economic and civic aspirations of the community, whilst preserving the settlements distinctive character, heritage, amenity and local identity.	Potential positive / neutral effects for all SEOs
<b>LAPs, Masterplans and Framework Plans for Towns and Villages</b>		
<b>Objective CSO67</b>	As set out in Tables 2.15, 2.16, 2.17, 2.18 and 2.19 (i) Implement existing Local Area Plans and Masterplans within the Towns and Villages. (ii) Prepare and implement Local Area Plans for identified areas. (iii) Prepare and implement Frameworks for identified areas.	Potential partly positive partly uncertain effects for SEOs
<b>Rural Villages</b>		
<b>Objective CSO68</b>	Manage the development of Rural Villages within the RV boundaries and strengthen and consolidate their built form providing a suitable range of housing as an alternative to housing in the open countryside.	Potential positive / neutral effects for all SEOs
<b>Scale of New Housing Developments in Towns and Villages</b>		
<b>Objective CSO69</b>	Ensure that the scale of new housing developments within Towns and Villages both individually and cumulatively, shall generally be in proportion to the pattern and grain of existing development.	Potential positive / neutral effects for all SEOs
<b>Historic Towns and Village Centres</b>		
<b>Objective CSO70</b>	Protect and enhance the unique physical character of historic town and village centres.	Potential positive / neutral effects for all SEOs
<b>Commercial and Community Facilities</b>		
<b>Objective CSO71</b>	Facilitate and encourage improved town and village facilities both commercial and community to meet the needs of expanding towns and villages.	Potential partly positive partly uncertain effects for SEOs
<b>Compact, Organic and Sequential Development of Towns and Villages</b>		
<b>Objective CSO72</b>	The scale of new residential schemes within Towns and Villages shall be in proportion to the pattern and grain of existing development with a focus on delivering compact growth and providing for the organic and sequential development of the settlement. Infill and brownfield development shall have regard to the	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	existing town or village character and create or strengthen a sense of identity and distinctiveness for the settlement.	
<b>Commercial Development in Towns and Villages</b>		
<b>Objective CSO73</b>	New commercial development in Towns and Villages shall generally only be located within the core area and shall contribute positively to character of the settlement.	Potential positive / neutral effects for all SEOs
<b>Feasibility Study for St. Ita's Hospital Lands</b>		
<b>Objective CSO74</b>	<p>Actively support the implementation of the objectives laid down in the Feasibility Study for St. Ita's Hospital Lands completed in November 2013, or any update or revised version thereof including specifically those relating to:</p> <ul style="list-style-type: none"> <li>➤ The ongoing development of modern psychiatric health care and ancillary facilities (which can include the provisions of a National Forensic Mental Health Service Hospital) within St. Ita's,</li> <li>➤ The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures,</li> <li>➤ The ongoing maintenance and management of the Demesne landscape including the trees and woodland which are an intrinsic part of this unique landscape, and</li> <li>➤ The maintenance and provision for an appropriate level of public accessibility through the site.</li> </ul>	Potential partly positive partly uncertain effects for SEOs
<b>Protected Structures at St. Ita's Hospital Complex and Demesne</b>		
<b>Objective CSO75</b>	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 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.	Potential partly positive partly uncertain effects for SEOs
<b>St. Ita's Forum of Engagement</b>		
<b>Objective CSO76</b>	Establish a long term Forum of Engagement, the primary objective of which would be to facilitate the active and progressive bringing back into public and other usages of the Victorian Hospital Buildings, at St. Ita's Hospital at Portrane.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Sustainable Rural Development</b>		
<b>Policy CSP41</b>	Support sustainable rural development and strengthen rural networks, economies and communities while managing urban generated growth.	Potential positive / neutral effects for all SEOs
<b>Review of Rural Housing Policy</b>		
<b>Policy CSP42</b>	Commence a review of the Rural Housing Policy and Local Need Criteria on the publication by Government of updated Guidelines for Planning Authorities on Sustainable Rural Housing.	Potential positive / neutral effects for all SEOs
<b>Viable Options for the Rural Community</b>		
<b>Policy CSP43</b>	Provide viable options for the rural community through the promotion of appropriate sustainable growth of Fingal's rural villages and towns.	Potential positive / neutral effects for all SEOs
<b>Greenbelt</b>		
<b>Policy CSP44</b>	Strengthen greenbelt lands by identifying opportunities for infill development and consolidation of existing towns and villages to reduce the need to zone additional greenfield lands and ensure the preservation of strategic greenbelts to avoid coalescence of settlements. Support development within the Greenbelts which has a demonstrated need for such a location, and which protects and promotes its permanency.	Potential positive / neutral effects for all SEOs
<b>Rural Generated Housing</b>		
<b>Objective CSO77</b>	Direct rural generated housing demand to villages and rural clusters in the first instance and to ensure that individual houses in the open countryside are only permitted where the applicant can demonstrate compliance with the criteria for rural housing set down in Chapter 3 Sustainable Placemaking and Quality Homes and in Chapter 14 Development Management Standards.	Potential partly positive partly uncertain effects for SEOs
<b>Re-Use and Rehabilitation of Existing Housing Stock</b>		
<b>Objective CSO78</b>	Encourage re-use and rehabilitation of existing housing stock in rural areas in preference to new-build and actively promote the protection of traditional rural buildings.	Potential positive / neutral effects for all SEOs
<b>Promotion of Attractive and Vibrant Villages</b>		
<b>Objective CSO79</b>	Promote attractive and vibrant villages ensuring their sustainable expansion and development at a level appropriate to and integrated with the existing village while meeting the socio-economic and civic aspirations of the community and affording maximum environmental protection.	Potential positive / neutral effects for all SEOs
<b>LAPs and Masterplans for Rural Towns and Villages</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CSO80</b>	As set out Tables 2.15, 2.16, 2.17 and 2.18 (i) Implement existing Local Area Plans within Fingal's Rural Towns and Villages. (ii) Prepare and implement Framework Plans for identified areas.	Potential partly positive partly uncertain effects for SEOs
<b>Rural Housing</b>		
<b>Policy CSP45</b>	In line with RPO 4.80, manage urban generated growth in Rural Areas Under Strong Urban Influence by ensuring that in these areas the provision of single houses in the open countryside is based on the core consideration of demonstrable economic or social need to live in a rural area, and compliance with statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.	Potential positive / neutral effects for all SEOs
<b>Rural Settlement Strategy</b>		
<b>Policy CSP46</b>	Respond to rural-generated housing need by means of a rural settlement strategy which directs the demand where possible to Rural Villages and Rural Clusters and permit housing development in the countryside only for those people who have a genuine housing need in accordance with the Council's Rural Housing Policy and where sustainable drainage solutions are feasible.	Potential partly positive partly uncertain effects for SEOs
<b>Rural Clusters</b>		
<b>Policy CSP47</b>	Promote appropriate sustainable growth of the Rural Clusters balanced with carefully controlled residential development in the countryside.	Potential partly positive partly uncertain effects for SEOs
<b>Rural Settlement Strategy</b>		
<b>Objective CSO81</b>	Implement the Rural Settlement Strategy contained in Chapter 3 Sustainable Placemaking and Quality Homes and associated Development Management Standards set out in Chapter 14.	Potential partly positive partly uncertain effects for SEOs

## Chapter 3: Sustainable Placemaking and Quality Homes

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Healthy Placemaking</b>		
<b>Policy SPQHP1:</b>	The Council will support the development and creation throughout Fingal of successful and sustainable settlements which endorse the principles of healthy placemaking and which through a multi-faceted approach to planning, design and management continue to ensure the development of attractive high-quality places to live, work recreate visit and invest in, served by a range of local services, provision of quality public realms, diverse and accessible community facilities for all genders, non-binary or none and open spaces for the benefit of the community.	Potential positive / neutral effects for all SEOs
<b>Balanced Sustainable Communities</b>		
<b>Policy SPQHP2:</b>	Foster the development of socially and economically balanced sustainable communities.	Potential positive / neutral effects for all SEOs
<b>Sustainable Communities</b>		
<b>Objective SPQHO1:</b>	Ensure that proposed residential development contributes to the creation of sustainable communities and accords with the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009)</i> (and any superseding document) and companion <i>Urban Design Manual –A Best Practice Guide, DEHLG (2009)</i> and the <i>Design Manual for Urban Roads and Streets (DMURS)</i> (as revised)	Potential positive / neutral effects for all SEOs
<b>Key Principles</b>		
<b>Objective SPQHO2:</b>	Support development which enhances the quality of the built environment, promotes public health, and supports the development of sustainable, resilient communities. In particular development which supports the following key principles will be supported: <ul style="list-style-type: none"> <li>• Demonstrates compliance with the Guiding Principles for the creation of healthy and attractive places as set out in Healthy Placemaking, <i>Regional Spatial and Economic Strategy (RSES) 2019-2031</i>.</li> <li>• Promotes the development of healthy and attractive places to live, work, socialize and recreate through the delivery of high-quality public realms and open spaces which encourage physical activity and support wellbeing.</li> <li>• Is inclusive of all members of society, all genders, non-binary and none, irrespective of age, or levels of mobility.</li> <li>• Advocates a universal design approach and is socially inclusive.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>Prioritises sustainable, active transport modes by e.g. providing safe cycle lanes and by facilitating public transport services in conjunction with State agencies to meet the needs of the community and to provide access to local services.</li> <li>Encourages the development of car free neighbourhoods and streets, where appropriate.</li> <li>Contributes to our climate goals.</li> </ul>	
<b>Successful Public Realms</b>		
<b>Policy SPQHP3:</b>	Promote, develop, and implement policies and initiatives which shape and deliver quality accessible and sustainable public realms, which can facilitate a variety of uses, throughout Fingal including enhancement of existing and developing centres in accordance with the principles of good urban design.	Potential positive / neutral effects for all SEOs
<b>Town Centre First: A Policy Approach for Irish Towns</b>		
<b>Policy SPQHP4:</b>	Promote a strategic approach to town centre regeneration through the <i>Town Centre First: A Policy Approach for Irish Towns</i> by utilising existing buildings and unused lands for new development, promote increased residential occupancy in rural towns and villages, support high quality design of the public realm and provide for a mix of uses within these areas, including arts, educational, cultural, community and residential uses as appropriate.	Potential partly positive partly uncertain effects for SEOs
<b>Quality Placemaking</b>		
<b>Policy SPQHP5:</b>	Add quality to the places where we live, work, and recreate by integrating high quality design into every aspect of the Plan, ensuring good quality accessible public realms, promotion of adaptable buildings, and by ensuring development contributes to a positive sense of place and local distinctiveness and character.	Potential positive / neutral effects for all SEOs
<b>Urban Design</b>		
<b>Policy SPQHP6:</b>	Enhance and develop the fabric of existing and developing centres in accordance with the principles of good urban design.	Potential positive / neutral effects for all SEOs
<b>Clean Air and Noise Reduction</b>		
<b>Policy SPQHP7:</b>	Promote a clean air and noise reduction approach to public realm in town and village centres through pedestrianisation of streets and/or restriction of through traffic where possible and appropriate.	Potential positive / neutral effects for all SEOs
<b>Women and Children's Safety</b>		
<b>Policy SPQHP8:</b>	The Council will, during the lifetime of this Plan complete a study of Women and Children's Safety in the public realm in order to identify the factors that make women and children feel safe and unsafe in public spaces, and to make recommendations to guide future public realm changes and developments.	Potential positive / neutral effects for all SEOs
<b>Building Height Strategy and Density Study</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQH03:</b>	Prepare a Building Height Strategy and Density Study for the larger urban centres of the County.	Potential partly positive partly uncertain effects for SEOs
<b>Public Realm Strategies</b>		
<b>Objective SPQH04:</b>	Prepare Public Realm Strategies, where appropriate, liaising closely with residents and other relevant stakeholders.	Potential positive / neutral effects for all SEOs
<b>Visual Amenity Town and Village Centres</b>		
<b>Objective SPQH05:</b>	Enhance the amenity of existing town and village centres, minimising clutter and proliferation of street furniture and provide guidance on public realm design, including wirescape, shopfront design, street furniture, climate resilient and pollinator friendly planting, signage and the adequate provision of bins and recycling options.	Potential positive / neutral effects for all SEOs
<b>Universal Design Approach</b>		
<b>Objective SPQH06:</b>	Promote and facilitate a Universal Design for all developments.	Potential partly positive partly uncertain effects for SEOs
<b>Vibrant Town and Village Centres</b>		
<b>Objective SPQH07:</b>	Support measures required to create vibrant town and village centres with high quality public realms.	Potential positive / neutral effects for all SEOs
<b>Our Balbriggan and Sustainable Swords</b>		
<b>Objective SPQH08:</b>	Support the objectives arising from "Our Balbriggan" and "Sustainable Swords Strategy".	Potential partly positive partly uncertain effects for SEOs
<b>Core Strategy and Housing Growth</b>		
<b>Policy SPQHP9:</b>	Implement the adopted Fingal County Council Housing Strategy, which includes the Housing Need and Demand Assessment 2023-2029 (and any superseding Housing Strategy agreed by the Members of Fingal County Council). A review of the Housing Strategy will be carried out as part of the two-year review of the Development Plan.	Potential positive / neutral effects for all SEOs
<b>Support Compact Growth</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy SPQHP10:</b>	Support the implementation of and promote development consistent with the National Strategic Outcome of Compact Growth as outlined in the NPF and the Regional Strategic Outcome of Compact Growth and Regeneration as set out in RSES.	Potential positive / neutral effects for all SEOs
<b>Consolidated Residential Development</b>		
<b>Objective SPQH09:</b>	Consolidate within the existing urban footprint, by ensuring of 50% of all new homes within or contiguous to the built-up area of Dublin City and Suburbs and 30% of all new homes are targeted within the existing built-up areas to achieve compact growth of urban settlements, as advocated by the RSES.	Potential partly positive partly uncertain effects for SEOs
<b>New Residential Development</b>		
<b>Objective SPQHO10:</b>	Focus new residential development on appropriately zoned lands within the County, within appropriate locations proximate to existing settlement centres where infrastructural capacity is readily available, and along existing or proposed high quality public transport corridors and active travel infrastructure in a phased manner, alongside the delivery of appropriate physical and social infrastructure. Active travel options should also be considered while liaising with the National Transport Authority and Transport Infrastructure Ireland to ensure public transport options to and from new developments to local amenities such as shops and libraries	Potential positive / neutral effects for all SEOs
<b>Housing Need</b>		
<b>Objective SPQH11:</b>	Ensure that adequate and appropriate housing is available to meet the needs of people of all incomes and needs including marginalised groups within our communities, including but not limited to, Traveller households, older persons, people with disabilities, and the homeless, through an appropriate mix of unit types, typologies and tenures provided in appropriate locations and in a manner appropriate to specific needs.	Potential positive / neutral effects for all SEOs
<b>Fingal Settlement Strategy</b>		
<b>Objective SPQH12:</b>	Ensure that all proposals for residential development accord with the Fingal Settlement Strategy and are consistent with Fingal's identified hierarchy of settlement centres.	Potential positive / neutral effects for all SEOs
<b>Ensuring Housing Supply</b>		
<b>Policy SPQHP11:</b>	Ensure that sufficient zoned lands are made available at appropriate locations to meet the housing needs of Fingal over the life of the Development Plan.	Potential partly positive partly uncertain effects for SEOs
<b>Active Travel Links</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy SPQHP12:</b>	Ensure that all necessary active travel links to access public transport, schools, amenities and neighbouring communities from new or expanded residential developments to be available where possible before the first housing units are occupied, whether the infrastructure is being provided by the Council or by a private developer.	Potential positive / neutral effects for all SEOs
<b>Housing Strategy</b>		
<b>Policy SPQHP13:</b>	Ensure that the Housing Strategy recognises the diverse needs of all of Fingal's citizens meeting insofar as is feasible their diverse accommodation needs.	Potential positive / neutral effects for all SEOs
<b>Infrastructural Deficits</b>		
<b>Policy SPQHP14:</b>	Accelerate the availability of lands ready for residential development by aiming to address current infrastructural deficits delaying residential development, and by working collaboratively with all infrastructure providers in facilitating such infrastructure.	Potential partly positive partly uncertain effects for SEOs
<b>Key Enabling Infrastructure</b>		
<b>Objective SPQHO13:</b>	Identify and support the provision of key enabling infrastructure at strategic sites in Fingal to facilitate their release for development in a timely manner.	Potential partly positive partly uncertain effects for SEOs
<b>Cooperation with Stakeholders</b>		
<b>Objective SPQHO14:</b>	The Council will work in cooperation and collaborate with key stakeholders including the DHLGH and the Dublin Housing Supply Co-Ordination Task Force (or any successor) to respond to the current supply challenges in the Dublin region. The Council will also support 'Active Land Management' using appropriate Exchequer funding to ensure the delivery of accessible social and affordable housing in a variety of size and tenure across Fingal County Council lands alongside open space, community and/or educational facilities, where required.	Potential positive / neutral effects for all SEOs
<b>Preparation of Local Area Plans</b>		
<b>Objective SPQHO15:</b>	Prepare Local Area Plans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated.	Potential partly positive partly uncertain effects for SEOs
<b>Implementation of Local Area Plans, Masterplans and Framework Plans</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQHO16:</b>	Implement existing Local Area Plans, Masterplans and Framework Plans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively seek the achievement of the specific objectives within.	Potential positive / neutral effects for all SEOs
<b>Preparation of Framework Plans</b>		
<b>Objective SPQHO17:</b>	Prepare Framework Plans where outlined in Chapter 2, liaising closely with landowners, developers, Elected Members and other relevant stakeholders (which may include local community and voluntary organisations (e.g. Residents' Associations and Tidy Towns groups)). These documents shall indicate the broad development parameters for each site and take cognisance of permitted developments and any potential environmental impacts.	Potential partly positive partly uncertain effects for SEOs
<b>Social Inclusion</b>		
<b>Policy SPQHP15:</b>	Support all members of society to enjoy a high-quality living environment and to support local communities, healthcare authorities and other bodies, such as those experts within our communities with 'lived experience', involved in the provision of facilities for groups with specific design/planning needs.	Potential positive / neutral effects for all SEOs
<b>Accessibility for All</b>		
<b>Policy SPQHP16:</b>	Promote the development of built environments and public realms which are accessible to all, ensuring new developments accord with the seven principles of Universal Design as advocated by the National Disability Authority, Building for Everyone: A Universal Design Approach, and to consider the appointment of a dedicated Access Officer to coordinate disability issues across departments to include liaising with planning and strategic infrastructure departments.	Potential positive / neutral effects for all SEOs
<b>Accessibility Audit</b>		
<b>Policy SPQHP17:</b>	To include an accessibility audit as part of urban framework plans as part of improvements to the public realm for wheelchair users and people with impaired mobility, engaging with disability groups and local organisations throughout the duration of this Development Plan.	Potential positive / neutral effects for all SEOs
<b>Housing Design for Older People</b>		
<b>Policy SPQHP18:</b>	It is the Policy of Fingal County Council to assess the suitability for provision for specifically designed housing for Older Persons known as Senior Living, when considering Masterplans, Local Area Plans, and other large plans. Senior Living accommodation will specifically provide for people who are aged 55+. Senior Living Developments are non-institutional integrated residential developments for older people that provide the ability for older people to age in place.	Potential positive / neutral effects for all SEOs
<b>National and Regional Policy on Social Inclusion</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy SPQHP19:</b>	Support and promote social inclusion in line with national and regional policy.	Potential positive / neutral effects for all SEOs
<b>Adaptable and Flexible Housing</b>		
<b>Policy SPQHP20</b>	Promote all new housing to be designed and laid out in an adaptable and flexible manner to meet the needs of the homeowner as they age as set out in Section 5.2 Flexibility and Adaptability 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007) published by the Department of Environment, Heritage and Local Government.	Potential positive / neutral effects for all SEOs
<b>Accessibility</b>		
<b>Policy SPQHP21</b>	Ensure existing policies, standards and objectives are in line with current best practice in terms of accessibility including the Irish Wheelchair Association's (IWA) <i>Think Ahead, Think Housing</i> campaign, the IWA <i>Best Practice Access Guidelines (4<sup>th</sup> edition)</i> and the National Disability Authority's guidelines including <i>Universal Design Guidelines for Homes in Ireland</i> and <i>Dementia Friendly Dwellings for People with Dementia</i> their Families and Carers.	Potential positive / neutral effects for all SEOs
<b>Age Friendly Principles</b>		
<b>Objective SPQHO18:</b>	Support the needs of older people within the community with reference to Housing, Mobility and Public Realm having regard to <i>Age Friendly Principles and Guidelines for the Planning Authority 2020</i> and the <i>Fingal Age Friendly Strategy 2018-2023</i> .	Potential positive / neutral effects for all SEOs
<b>Range of Housing Options for Older People</b>		
<b>Objective SPQHO19:</b>	Promote a range of housing options within Fingal to cater for the housing needs and care requirements of older people. This includes independent and assisted living options and to support and promote the provision of specific purpose-built accommodation, including retirement villages, 'right-sizing' housing options and measures to ensure housing is adaptable to enable older people to continue living in their homes or in a home more suited to their needs. All LAPs and Masterplans will be assessed for suitability to provide housing for older people. Where there is an identified need or local demand, the appropriate housing option(s) will be included in the plan.	Potential positive / neutral effects for all SEOs
<b>Dementia Issues in the Built Environment</b>		
<b>Objective SPQHO20:</b>	Promote and encourage schemes which promote innovative ways of addressing dementia friendly issues in the built environment, such as the provision of community managed gardens.	Potential positive / neutral effects for all SEOs
<b>Adapting Homes and Intergenerational Living</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQHO21:</b>	Fingal County Council will work in partnership with Approved Housing Bodies and other organisations to assist homeowners adapting their homes in a way that meets the needs of an ageing population and will promote initiatives to assist in intergenerational living.	Potential positive / neutral effects for all SEOs
<b>Housing for Persons with Disabilities</b>		
<b>Policy SPQHP22:</b>	Support and promote access, for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which promotes equality of opportunity, individual choice and independent living.	Potential positive / neutral effects for all SEOs
<b>Affordable, Social and Specialised Housing</b>		
<b>Policy SPQHP23:</b>	Promote the provision of affordable and social housing and specialised housing including sheltered housing and housing for persons with disabilities.	Potential positive / neutral effects for all SEOs
<b>Accessible Housing</b>		
<b>Objective SPQHO22:</b>	Fingal County Council recognises the importance of social inclusion and aims to make 30% of social housing fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupants lifetime..	Potential positive / neutral effects for all SEOs
<b>Housing for the Traveller Community</b>		
<b>Policy SPQHP24:</b>	Implement the <i>Fingal Traveller Accommodation Programme 2019-2024</i> and any superseding Programmes agreed by Fingal County Council over the lifetime of this Plan.	Potential positive / neutral effects for all SEOs
<b>Homeless Services</b>		
<b>Policy SPQHP25:</b>	Support the implementation of <i>The Homelessness Action Plan Framework for Dublin 2019 -2021</i> or any subsequent update thereof during the life of the Plan and continue to collaborate with the Dublin Region Homeless Executive, Non-Government Organisations, Approved Housing Bodies and the Health Service Executive to support initiatives to address homelessness.	Potential positive / neutral effects for all SEOs
<b>Emergency Accommodation</b>		
<b>Policy SPQHP26:</b>	Facilitate and support State agencies in the provision of specific emergency or other forms of housing need within Fingal as such demand arises.	Potential positive / neutral effects for all SEOs
<b>Emergency Accommodation</b>		
<b>Objective SPQHO23:</b>	Facilitate and support Tusla Child and Family Agency, the Health Service Executive and other service providers and State agencies in the provision of specific emergency or other forms of accommodation within Fingal.	Potential positive / neutral effects for all SEOs
<b>Inclusive Emergency Accommodation</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQHO24:</b>	Facilitate and support relevant agencies in the development of emergency accommodation for families and homeless people of all genders, that is socially inclusive and focused in areas close to facilities and public transport.	Potential positive / neutral effects for all SEOs
<b>Istanbul Convention</b>		
<b>Objective SPQHO25:</b>	Proactively facilitate and support Túsla, the Child and Family Agency, service providers and other relevant agencies in the provision of a domestic violence refuge in the County and work towards the realisation of one refuge space for every 10,000 people, as per the recommendation of the Istanbul Convention, particularly when initiating planning on larger regeneration lands.	Potential positive / neutral effects for all SEOs
<b>Accommodation for Refugees and Asylum Seekers</b>		
<b>Policy SPQHP27:</b>	The Council will implement government policy in relation to the provision of accommodation for refugees and asylum seekers within Fingal.	Potential positive / neutral effects for all SEOs
<b>Student Accommodation</b>		
<b>Policy SPQHP28:</b>	Support the provision of high-quality purpose built, professionally managed, third level student accommodation on the campus of Third Level Institutions or at other appropriate locations with access to public transport corridors which are proximate to third level centres of education.	Potential partly positive partly uncertain effects for SEOs
<b>Student Accommodation</b>		
<b>Objective SPQHO26:</b>	<p>Support the provision of on-campus accommodation and consider applications for the provision of student accommodation off-campus having regard to:</p> <ul style="list-style-type: none"> <li>• The location and accessibility to Educational Facilities and the proximity to existing or planned public transport corridors, cycle and pedestrian routes and green routes.</li> <li>• The potential impact on existing residential amenities.</li> <li>• The level and quality of on-site facilities, including storage facilities, waste management, cycle parking, leisure facilities, car parking and amenity.</li> <li>• The architectural quality of the design, internal layouts should take cognisance of the need for flexibility for future possible changes of use.</li> <li>• The number of similar facilities existing in the area.</li> </ul> <p>Development proposals for purpose-built student accommodation will be assessed against the criteria set out in Chapter 14 Development Management Standards.</p>	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Housing for All</b>		
<b>Policy SPQHP29:</b>	Support the initiatives proposed under <i>Housing for All – A New Housing Plan for Ireland</i> in providing for Fingal’s requirements for social affordable and cost-rental housing provision within Fingal, including with a focus on the development of publicly owned sites with support from state agencies where appropriate and the preparation of Local Authority Delivery Action Plans.	Potential positive / neutral effects for all SEOs
<b>Social, Affordable and Cost Rental Housing</b>		
<b>Policy SPQHP30:</b>	Promote the provision of social, affordable and cost rental housing in accordance with the Fingal County Council Housing Strategy, Part V of the Planning and Development Act 2000 (as amended) by the Affordable Housing Act 2021 and government policy as outlined by the Department of Housing Local Government and Heritage Housing for All Housing Plan to 2030.	Potential positive / neutral effects for all SEOs
<b>Housing Type and Tenure</b>		
<b>Policy SPQHP31:</b>	Support Local Authorities, Approved Housing Bodies and other sectoral agencies in the provision of a greater diversity of housing type and tenure including social and affordable housing and explore new models of low-cost rental and affordable home ownership.	Potential positive / neutral effects for all SEOs
<b>Build to Rent</b>		
<b>Policy SPQHP32:</b>	The Council will facilitate the provision of Build-to-Rent Accommodation in suitable locations within Fingal in accordance with the provisions of <i>Sustainable Urban Housing: Design Standards for New Apartments (2020)</i> .	Potential positive / neutral effects for all SEOs
<b>Applications for Build to Rent Schemes</b>		
<b>Policy SPQHP33:</b>	Applications for BTR schemes shall be required to demonstrate that there is not an over-concentration of Build to Rent Accommodation within an area, including a map showing all such facilities within 3km of a proposal. Such housing will be controlled in the interest of providing a mix of tenure and unit types. In assessing the matter of overconcentration, the Planning Authority will have regard to factors such as: <ul style="list-style-type: none"> <li>• The number and scale of other permitted BTR development in the vicinity (3km) of the site,</li> <li>• The household tenure and housing type of existing housing stock in the approximate vicinity (3km) of the site and</li> <li>• The proximity of the proposal to high-capacity public transport stops and interchange (such as DART, MetroLink, LUAS and BusConnects)</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Care Facilities</b>		
<b>Policy SPQHP34:</b>	Promote the provision of high-quality residential care homes, retirement homes, nursing homes and retirement villages within Fingal.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Location of Care Facilities</b>		
<b>Objective SPQHO27:</b>	Require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.	Potential positive / neutral effects for all SEOs
<b>Character of Area and Compatibility with Care Facility Uses</b>		
<b>Objective SPQHO28:</b>	Consider the existing (and anticipated) character of the area in which a proposed residential care home, retirement home, nursing home or sheltered accommodation is to be located and the compatibility of the use to such an area.	Potential positive / neutral effects for all SEOs
<b>High Standard of Care Facilities</b>		
<b>Objective SPQHO29:</b>	Ensure that proposals for care homes, retirement homes, nursing homes, retirement villages and sheltered housing provide for a range of social and care facilities for the use of residents and that such schemes provide for appropriate levels of accessible green outdoor space, finished to a high standard and available for use by residents.	Potential positive / neutral effects for all SEOs
<b>Quality of Residential Development</b>		
<b>Policy SPQHP35:</b>	Promote a high quality of design and layout in new residential developments at appropriate densities across Fingal, ensuring high-quality living environments for all residents in terms of the standard of individual dwelling units and the overall layout and appearance of developments. Residential developments must accord with the standards set out in the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG 2009</i> and the accompanying <i>Urban Design Manual – A Best Practice Guide and the Sustainable Urban Housing; Design Standards for New Apartments (DHLGH as updated 2020)</i> and the policies and objectives contained within the <i>Urban Development and Building Heights Guidelines (December, 2018)</i> . Developments should be consistent with standards outlined in Chapter 14 Development Management Standards.	Potential positive / neutral effects for all SEOs
<b>Rainwater Harvesting</b>		
<b>Objective SPQHO30:</b>	Ensure residential new builds include the provision of infrastructure for the harvesting of rainwater where it is feasible and cost-effective.	Potential positive / neutral effects for all SEOs
<b>Variety of Housing Types</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQHO31:</b>	Encourage the creation of attractive, mixed use and sustainable residential communities which contain a wide variety of housing and apartment types, sizes, tenures and typologies in accordance with the Fingal Housing Strategy, the HNDA with supporting community facilities, amenities and services.	Potential positive / neutral effects for all SEOs
<b>Property Management</b>		
<b>Objective SPQHO32:</b>	Promote efficient and effective property management to ensure the satisfactory security, maintenance and upkeep of communal areas.	Potential positive / neutral effects for all SEOs
<b>New Residential Development and Energy Efficiency</b>		
<b>Objective SPQHO33:</b>	Ensure new residential development incorporates energy efficiency measures and promotes innovative renewable energy opportunities, for example by passive solar design, natural ventilation, and vegetation (green roofs etc.), on buildings and makes most effective and sustainable use of water, aggregates and other resources.	Potential positive / neutral effects for all SEOs
<b>Integration of Residential Development</b>		
<b>Objective SPQHO34:</b>	Encourage higher residential densities where appropriate ensuring proposals provide for high quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area with a target minimum amount of 15% (except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply) amount of green space, tree coverage and public space associated with every residential area.	Potential positive / neutral effects for all SEOs
<b>Private and Semi-Private Open Space</b>		
<b>Policy SPQHP36:</b>	Ensure that all residential development within Fingal is provided with and has access to high quality private open space and semi-private open space (relative to the composition of the residential scheme) which is of a high-quality design and finish and integrated into the design of the residential development.	Potential positive / neutral effects for all SEOs
<b>Open Space Hierarchy</b>		
<b>Policy SPQHP37</b>	Ensure that all residential development in Fingal is served by a clear hierarchy and network of high quality public open spaces providing for active and passive recreation purposes which is easily accessible and integrated with local communities.	Potential positive / neutral effects for all SEOs
<b>Private Open Space</b>		
<b>Objective SPQHO35:</b>	Require that all private open spaces for houses and apartments/duplexes including balconies, patios, roof gardens and rear gardens are designed in accordance with the qualitative and quantitative standards set out set out in Chapter 14 Development Management Standards.	Potential positive / neutral effects for all SEOs
<b>Public Open Space</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQHO36:</b>	Public open space provision in new residential developments must comply with the quantitative and qualitative standards set out in Chapter 14 Development Management Standards.	Potential positive / neutral effects for all SEOs
<b>Compact Growth, Consolidation and Regeneration</b>		
<b>Policy SPQHP38:</b>	Promote compact growth in line with the NPF and RSES through the inclusion of specific policies and targeted and measurable implementation measures that: <ul style="list-style-type: none"> <li>• Encourage infill/brownfield development</li> <li>• focus growth on the County's designated strategic development areas identified in the Metropolitan Area Strategic Plan</li> <li>• Promote increased densities along public transport corridors.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Co-ordinated Development</b>		
<b>Policy SPQHP39:</b>	Promote residential development addressing shortfalls in housing provision and meeting target guidance figures through a co-ordinated planned approach to developing appropriately zoned lands at key locations including regeneration areas, vacant and under-utilised sites.	Potential positive / neutral effects for all SEOs
<b>Upper Floor Use</b>		
<b>Policy SPQHP40:</b>	Support proposals to introduce residential use on upper floors of appropriate commercial buildings in Town Centre, Small Town and Village Centres and Local Centres, subject to the achievement of prescribed development standards set out in Chapter 14 Development Management Standards in order to revitalise the social and physical character of the area.	Potential positive / neutral effects for all SEOs
<b>Residential Consolidation and Sustainable Intensification</b>		
<b>Objective SPQHO37:</b>	Promote residential consolidation and sustainable intensification at appropriate locations, through the consolidation and rejuvenation of infill/brown-field development opportunities in line with the principles of compact growth and consolidation to meet the future housing needs of Fingal.	Potential positive / neutral effects for all SEOs
<b>Residential Development at Sustainable Densities</b>		
<b>Objective SPQHO38:</b>	Promote residential development at sustainable densities throughout Fingal in accordance with the Core Strategy, particularly on vacant and/or under-utilised sites having regard to the need to ensure high standards of urban design, architectural quality and integration with the character of the surrounding area.	Potential positive / neutral effects for all SEOs
<b>New Infill Development</b>		
<b>Objective SPQHO39:</b>	New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Development of Corner or Wide Garden Sites</b>		
<b>Objective SPQHO40:</b>	Favorably consider proposals providing for the development of corner or wide garden sites within the curtilage of existing dwellings in established residential areas subject to the achievement of prescribed standards and safeguards set out in Chapter 14 -Development Management Standards.	Potential partly positive partly uncertain effects for SEOs
<b>Refurbishment and Refitting of Existing Buildings</b>		
<b>Objective SPQHO41:</b>	Promote measures to reduce vacancy and underuse of existing building stock and to support the refurbishment and retrofitting of existing buildings.	Potential partly positive partly uncertain effects for SEOs
<b>Development of Underutilised Infill, Corner and Backland Sites</b>		
<b>Objective SPQHO42:</b>	Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected.	Potential positive / neutral effects for all SEOs
<b>Contemporary and Innovative Design Solutions</b>		
<b>Objective SPQHO43:</b>	Promote the use of contemporary and innovative design solutions subject to design respecting the character and architectural heritage of the area.	Potential positive / neutral effects for all SEOs
<b>Retention, Retrofitting and Retention of Existing Dwellings</b>		
<b>Objective SPQHO44:</b>	The Council will encourage the retention and retrofitting of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement and will also encourage the retention of existing houses, such as cottages, that, while not Protected Structures or located within an ACA, do have their own merit and/or contribute beneficially to the area in terms of visual amenity, character or accommodation type.	Potential positive / neutral effects for all SEOs
<b>Residential Extensions</b>		
<b>Policy SPQHP41:</b>	Support the extension of existing dwellings with extensions of appropriate scale and subject to the protection of residential and visual amenities.	Potential positive / neutral effects for all SEOs
<b>Domestic Extensions</b>		
<b>Objective SPQHO45:</b>	Encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area.	Potential positive / neutral effects for all SEOs
<b>Family Flats</b>		
<b>Policy SPQHP42:</b>	Support the provision of family flats on suitable sites within established residential areas subject to specific design criteria.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Family Flats</b>		
<b>Objective SPQHO46:</b>	<p>Ensure family flats:</p> <ul style="list-style-type: none"> <li>• Are for a member of the family with a demonstrated need.</li> <li>• When no longer required for the identified family member, are incorporated as part of the main unit on site.</li> <li>• Do not exceed 75 sq m in floor area.</li> <li>• Comply with the design criteria for extensions, as above.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Areas in Need for Renewal</b>		
<b>Policy SPQHO43:</b>	Identify and secure the redevelopment and regeneration of areas in need of renewal and promote measures to reduce vacancy and underuse of key properties within town and village centres within the County.	Potential positive / neutral effects for all SEOs
<b>Inclusiveness</b>		
<b>Policy SPQHO44:</b>	Create a greater sense of inclusiveness in communities by developing and implementing strategies that will generate more jobs and increase tenure diversity in areas that are socially deprived.	Potential positive / neutral effects for all SEOs
<b>Vacant Sites Levy</b>		
<b>Objective SPQHO47:</b>	Implement the Vacant Sites Levy for all vacant development sites in the County and update and make available a Register of Vacant Sites, as per the requirements of the <i>Urban Regeneration and Housing Act 2015</i> , or any superseding Act.	Potential positive / neutral effects for all SEOs
<b>Urban Regeneration and Development Fund</b>		
<b>Objective SPQHO48:</b>	The Council will continue to identify and secure funding including from the Urban Regeneration and Development Fund to promote the sustainable regeneration and development of key areas identified for renewal within the County.	Potential positive / neutral effects for all SEOs
<b>Publicly Owned Land and the LDA</b>		
<b>Objective SPQHO49:</b>	The Council will continue to identify and secure funding including from the Urban Regeneration and Development Fund to promote the sustainable regeneration and development of key areas identified for renewal within the County.	Potential positive / neutral effects for all SEOs
<b>Rural Housing</b>		
<b>Policy SPQHP45:</b>	Provide viable options for the rural community through the promotion of appropriate sustainable growth of the rural villages and clusters, balanced by carefully controlled residential development in the countryside.	Potential positive / neutral effects for all SEOs
<b>Rural Settlement Strategy</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy SPQHP46:</b>	Respond to the rural-generated housing need by means of a rural settlement strategy which will direct the demand where possible to rural villages, rural clusters and permit housing development within the countryside only for those people who have a genuine rural generated housing need in accordance with the Council's Rural Housing Policy and where sustainable drainage solutions are feasible.	Potential positive / neutral effects for all SEOs
<b>Review of Rural Housing Policy and Local Need Criteria</b>		
<b>Policy SPQHP47:</b>	Commence a review of the Rural Housing Policy and Local Need Criteria on completion of a review by the Department of Housing, Local Government and Heritage of the <i>Sustainable Rural Housing Guidelines for Planning Authorities 2005</i> .	Potential positive / neutral effects for all SEOs
<b>Re-use / Re-habilitation of Housing Stock</b>		
<b>Policy SPQHP48:</b>	Encourage the re-use and re-habilitation of existing housing stock in rural areas in preference to new build and actively promote the protection of rural buildings.	Potential positive / neutral effects for all SEOs
<b>Preservation of Greenbelts</b>		
<b>Policy SPQHP49:</b>	Recognise the importance of and preserve greenbelts in Fingal in order to safeguard valuable countryside to ensure that existing urban areas within Fingal do not coalesce enabling citizens to enjoy the County's natural amenities and to strengthen and consolidate greenbelts around key settlements.	Potential positive / neutral effects for all SEOs
<b>Safeguarding Agricultural Identify</b>		
<b>Policy SPQHP50:</b>	Ensure that the agricultural identity of North Fingal is safeguarded, promoting the rural character of the County and supporting the agricultural and horticultural production sectors.	Potential positive / neutral effects for all SEOs
<b>Rural Community</b>		
<b>Objective SPQHP50:</b>	Ensure the vitality and regeneration of rural communities by facilitating those with a genuine rural generated housing need to live within their rural community.	Potential positive / neutral effects for all SEOs
<b>Promote Agriculture and Landscape Value of the Rural Area</b>		
<b>Objective SPQHP51:</b>	Recognise and promote the agricultural and landscape value of the rural area and prohibit the development of urban generated housing in the open countryside.	Potential positive / neutral effects for all SEOs
<b>Re-use of Existing Rural Building Stock</b>		
<b>Objective SPQHP52:</b>	Encourage the re-use and adaptation of the existing rural residential building stock and other building types.	Potential positive / neutral effects for all SEOs
<b>Ribbon Development</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQHP523:</b>	In areas which are subject to either the RU, GB, or HA zoning objective, presume against development which would contribute to or intensify existing ribbon development as defined by <i>Sustainable Rural Housing, Guidelines for Planning Authorities, 2005</i> . A relaxation may be considered where permission is sought on the grounds of meeting the housing needs of the owner of land which adjoins an existing house of a member of his/her immediate family where it is clearly demonstrated that no other suitable site is available.	Potential partly positive partly uncertain effects for SEOs
<b>Vehicular Entrances</b>		
<b>Objective SPQHP54:</b>	Presume against the opening up of a new additional vehicular entrance into the site of any proposed house, unless necessary in the interest of safety or because no viable alternative exists.	Potential partly positive partly uncertain effects for SEOs
<b>Preservation of Roadside Hedging and Trees</b>		
<b>Objective SPQHP55:</b>	Require that the provision of safe access to a new house be designed so that it avoids the need to remove long or significant stretches of roadside hedging and trees. Where this is not possible, an alternative site or access should be identified.	Potential positive / neutral effects for all SEOs
<b>Protection of Rural Villages</b>		
<b>Policy SPQHP51:</b>	Support and protect Fingal's Rural Villages by ensuring their appropriate sustainable development to preserve the character and viability of villages and support local services.	Potential positive / neutral effects for all SEOs
<b>Growth of Rural Villages</b>		
<b>Policy SPQHP52:</b>	Ensure that Fingal's Rural Villages accommodate additional growth in accordance with levels set out under the Housing Strategy in order to protect and enhance the character of existing settlements.	Potential partly positive partly uncertain effects for SEOs
<b>Vitality of Town and Village Centres</b>		
<b>Policy SPQHP53:</b>	Encourage appropriate residential, social and community uses in town and village centres in order to enhance their vitality and viability while recognizing diversity within communities and promoting balanced socially and economically sustainable communities.	Potential positive / neutral effects for all SEOs
<b>Rural Villages</b>		
<b>Objective SPQHP56:</b>	Facilitate appropriate development within Rural Villages subject to compliance with the following: i. The scale of new residential development shall be in proportion to the pattern and grain of the existing settlement and shall be located within the defined development boundary.	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>ii. Encourage and promote compact growth within Rural Villages including infill, brownfield development together with redevelopment of derelict/under-utilised properties.</li> <li>iii. All development shall enhance the existing village character and create or strengthen a sense of identity and distinctiveness for the settlement.</li> <li>iv. New commercial development should be centrally located within the village and contribute positively to the streetscape and public realm.</li> <li>v. Encourage new community and social facilities in conjunction with residential development.</li> </ul>	
<b>Village Framework Plans</b>		
<b>Objective SPQHP57:</b>	Prepare Village Framework Plans to guide and inform development within Rural Villages as prescribed.	Potential partly positive partly uncertain effects for SEOs
<b>Serviced Sites</b>		
<b>Objective SPQHP58:</b>	Consider the use of serviced sites for residential development within the boundaries of Rural Villages and in accordance with LAP requirements (where applicable) subject to the availability of services, environmental considerations and the achievement of high-quality cohesive design.	Potential positive / neutral effects for all SEOs
<b>Cultural Heritage Features</b>		
<b>Objective SPQHP59:</b>	Preserve, protect and enhance the natural, built and cultural heritage features of Rural Villages.	Potential positive / neutral effects for all SEOs
<b>Existing Building Stock in Rural Villages</b>		
<b>Objective SPQHP60:</b>	Encourage the re-use and adaptation of the existing building stock within the Rural Villages.	Potential positive / neutral effects for all SEOs
<b>Rural Villages Services</b>		
<b>Objective SPQHP61:</b>	Promote the provision of essential services within Rural Villages to serve the local community including childcare, social infrastructure, employment and retailing services, health, recreation and leisure amenities.	Potential partly positive partly uncertain effects for SEOs
<b>School Provision</b>		
<b>Objective SPQHP62:</b>	Work collaboratively with the Department of Education in identifying demand and meeting increased school place requirements in Rural Villages.	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Care Homes, Health Service Clinics and Education in Rural Villages</b>		
<b>Objective SPQHP63:</b>	Promote suitable uses, including care homes, health service clinics, and educational centres, within areas zoned RV, to a scale appropriate to ensure the proper planning and sustainable development of each village.	Potential partly positive partly uncertain effects for SEOs
<b>Enterprise in Rural Villages</b>		
<b>Objective SPQHP64:</b>	Promote the provision of suitable, appropriately sized enterprises within rural villages to minimise the need for commuting.	Potential partly positive partly uncertain effects for SEOs
<b>Rural Clusters</b>		
<b>Policy SPQHP54:</b>	Permit only persons with a rural-generated housing need, as defined within this Section of the Plan, and as set out in Chapter 14 Development Management Standards, planning permission for a house within areas of the County zoned Rural Cluster.	Potential positive / neutral effects for all SEOs
<b>Rural Clusters</b>		
<b>Objective SPQHO65:</b>	Encourage consolidation of rural housing within existing Rural Clusters which will cater for rural generated housing demand, as an alternative to housing in the open countryside, and encourage the reuse of existing buildings within the cluster over any new development.	Potential positive / neutral effects for all SEOs
<b>On Site Treatment Systems</b>		
<b>Objective SPQHO66:</b>	Ensure that the requirements set out by the Council in the Development Management Standards Chapter 14 for on-site treatment systems are strictly complied with, or with the requirements as may be amended by future national legislation or guidance.	Potential positive / neutral effects for all SEOs
<b>Character and Role of the Rural Cluster</b>		
<b>Objective SPQHO67:</b>	Permit only development within the Rural Clusters which has regard to the existing character and role of the cluster within the wider rural area, with particular care being taken that clusters do not compete with villages in the services they provide or the role and function they play within their rural area.	Potential positive / neutral effects for all SEOs
<b>Appropriate Development within Rural Clusters</b>		
<b>Objective SPQHO68:</b>	Ensure that proposals for new dwellings do not compromise the development potential of adjoining sites by means of on-site layout and house design and both vehicular and pedestrian access. All sites must provide sustainable drainage infrastructure.	Potential partly positive partly uncertain effects for SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Vehicular Entrances</b>		
<b>Objective SPQHO69:</b>	Minimise the number of new entrances to sites within a rural cluster with a preference for sharing accesses with existing dwellings or using existing entrances. New entrances will only be considered where the potential for sharing is not possible. Any removal of hedgerows, trees and walls or other distinctive boundary treatment required to accommodate sight lines must be limited in extent and must be replaced with the same type of boundary. The use of native species for replacement planting shall be used where appropriate.	Potential positive / neutral effects for all SEOs
<b>Home-Based Economic Activity in Rural Clusters</b>		
<b>Objective SPQHO70:</b>	Allow for small scale home-based economic activity and local services at a level commensurate with the size, scale, and character of the Rural Cluster.	Potential positive / neutral effects for all SEOs
<b>Maximum Number of Dwellings under Rural Zonings</b>		
<b>Objective SPQHO71:</b>	Provide that the maximum number of dwellings permitted under any of the rural zonings will be less any additional house which has been granted planning permission to a family member since 19th October 1999.	Potential positive / neutral effects for all SEOs
<b>Maximum Number of Incremental Houses in RU Zoned Areas</b>		
<b>Objective SPQHO72:</b>	Permit a maximum number of two incremental houses for those who meet the relevant criteria set out in this chapter and Chapter 14 within areas with zoning objective RU plus one house for a person with exceptional health circumstances plus one where exceptional farming circumstances prevail.	Potential partly positive partly uncertain effects for SEOs
<b>Maximum Number of Incremental Houses in HA or GB Zoned Areas</b>		
<b>Objective SPQHO73:</b>	Permit a maximum number of one incremental house for those who meet the relevant criteria set out in this chapter and chapter 14 within areas with the zoning objective HA or GB plus one house for a person with exceptional health circumstances.	Potential partly positive partly uncertain effects for SEOs
<b>Houses in HA Zoned Areas</b>		
<b>Objective SPQHO74:</b>	Permit houses in areas with zoning objective HA, only to those who have a defined essential housing need based on their involvement in farming or exceptional health circumstances.	Potential positive / neutral effects for all SEOs
<b>Houses Granted Permission in RU, HA or GB Zoned Areas</b>		
<b>Objective SPQHO75:</b>	Require that any house which is granted planning permission in areas with the zoning objective, RU, HA, or GB will be subject to an occupancy requirement whereby the house must be first occupied as a place of permanent residence by the applicant and/or members of his/ her immediate family for a minimum period of seven years.	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Additional Dwellings per Farm Family</b>		
<b>Objective SPQHO76:</b>	Permit up to two additional dwellings per farm family in areas with the zoning objective, RU, and one additional dwelling per farm family within areas with the zoning objective GB or HA, where the applicant demonstrates their direct participation in running the family farm and is considered to have a demonstrated need related to the working of the farm to reside on the family farm.	Potential partly positive partly uncertain effects for SEOs
<b>Members of Family Actively Involved in Running of Family Farm</b>		
<b>Objective SPQHO77:</b>	In exceptional circumstances in the RU zoning where two members of the family (excluding the occupier of the family farm) are actively engaged in the running of the family farm, permission may be considered for both. Documentation in support of an application must reflect the requirements set out under Chapter 14 Development Management Standards.	Potential partly positive partly uncertain effects for SEOs
<b>Primary Residence Criteria</b>		
<b>Objective SPQHO78:</b>	Demonstrate that any proposed dwelling is for use as the applicant's primary residence and the proposed dwelling will be located on a farm where the applicant's family currently resides.	Potential positive / neutral effects for all SEOs
<b>Consideration of Additional House on a Fragmented Farm</b>		
<b>Objective SPQHO79:</b>	Allow for consideration of any additional house, in the case of a fragmented farm, to be located on an area of the farm not physically connected to the main portion of the farm, and which area has been in the applicant family's ownership and part of the overall active farm holding for at least three years prior to the date of application.	Potential partly positive partly uncertain effects for SEOs
<b>Family Farm Criteria</b>		
<b>Objective SPQHO79:</b>	Demonstrate that the farm has been a working and actively managed farm in the ownership of the applicant's family for a minimum of three years preceding the date of the application for planning permission. The applicant will be required to demonstrate full compliance with all relevant standards set out in Chapter 14 Development Management Standards. In particular, the applicant will be required to demonstrate the following in relation to their working of the family farm:  (i) The applicant is a member of a family which operates a farm within the rural area of Fingal, and is actively engaged in farming the family farm. Verifiable documentary evidence (such as dated and stamped Land Registry Documentation) showing details of the farm ownership, details of the family relationship with the farm owner, and the nature of the applicant's involvement in farming the family	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>farm will be required.</p> <p>(ii) The farm on which the application for planning permission for a rural house has been submitted has been a working and actively-managed farm in the ownership of the applicant's family for a minimum of three years preceding the date of the application for planning permission.</p> <p>(iii) The location of the family home on the existing farm.</p> <p>(iv) The location of all other houses on the family farm which have been granted planning permission since the 19th October 1999. Submission details will include the date of grant of planning permission and the Council's file Register Reference under which any Planning Permissions were granted.</p> <p>(v) The family farm has been a working farm for the preceding three years. The criteria which are considered to constitute a working farm and the size thresholds for various types of farms are set out below. The minimum threshold area of a farm excludes the area of the farm occupied by the farm yard and farm buildings, the area of the existing family home and its curtilage, and the area of the site of the proposed dwelling.</p> <p>(vi) Documentary evidence that the applicant resides on a working family farm within the planning application.</p> <p>Documentary evidence (i.e., of a working farm) which is required is detailed below:</p> <p><b>a) For livestock (including equestrian), tillage and mixed livestock/tillage farms:</b></p> <p>(i) A Herd Number or other Business Number which is allocated by the Department of Agriculture, Food and the Marine.</p> <p>(ii) Single Farm Payment details for the preceding three years.</p> <p>(iii) A GLAS number for those farmers who participate in the GLAS Scheme (or any subsequent scheme).</p> <p>(iv) A Forestry number for those farmers who manage forestry.</p>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>(v) For dairy farms, details of the previous years' supplies to a milk processor.</p> <p>(vi) For equestrian farms, depending on the type of equestrian farm, current horse training licences issued by the Irish Turf Club, racing licences, documentation demonstrating that the farm is a recognised teaching school, records of bloodstock sales, details of stud production for the preceding three years or equine identification documents, i.e., passports issued by Horse Board Ireland or by Wetherbys.</p> <p><b>b) For horticulture farms:</b></p> <ul style="list-style-type: none"> <li>• Confirmation of involvement in the Quality Assurance Scheme managed by An Bord Bia for the previous three years.</li> <li>• Evidence of investment within the farm to demonstrate its current active engagement in the horticulture sector.</li> <li>• Details of the supply of product from the farm which demonstrates that the applicant was supplying substantial produce to market in the preceding year.</li> </ul> <p><b>c) Size thresholds for farms:</b></p> <ul style="list-style-type: none"> <li>• The minimum size for an active livestock, tillage, or mixed livestock/tillage farm is 15 hectares.</li> <li>• The minimum size for a horticultural farm is: <ul style="list-style-type: none"> <li>- For a vegetable farm, 6 hectares.</li> <li>- For an apple farm, 13 hectares.</li> <li>- For glasshouse production, 0.4 hectares.</li> </ul> </li> </ul> <p>Applications for planning permission will be considered where the documentary evidence clearly and comprehensively demonstrates that a farm has been an active and viable holding for the preceding three years, even though it falls below the thresholds set above, or is a specialist operator not of the types described above. The applicant must demonstrate a need for the applicant to be resident on the farm in such cases.</p>	
<b>RU and GB Lands</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQH081:</b>	Permit new rural dwellings in areas which have zoning objectives RU or GB on suitable sites where the applicant meets the criteria set out in Table 3.5.	Potential partly positive partly uncertain effects for SEOs
<b>Rural Settlement Strategy and Airport Noise Zone A</b>		
<b>Objective SPQH082:</b>	<p>Apply the provisions of the Rural Settlement Strategy, only with regard to ‘New Housing for Farming Families’ as set out within this Chapter, within the Airport Noise Zone A, and subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>• Under no circumstances shall any dwelling be permitted within the predicted 69dB LAeq 16 hours noise contour.</li> <li>• Comprehensive noise insulation shall be required for any house permitted under this objective.</li> <li>• Any planning application shall be accompanied by a noise assessment report produced by an independent specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise acceptance report.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Objective SPQH083:</b>	Apply the provisions of the Rural Settlement Strategy as it applies to “New Housing for the Rural Community other than for those who are actively engaged in farming” for rural community members located within Noise Zone A on suitable sites located within five kilometres outside Noise Zone A. For those living to the east of the M1, only suitable sites located to the east of the M1 will be considered, and for those living to the west of the M1, only suitable sites located to the west of the M1 will be considered.	Potential positive / neutral effects for all SEOs
<b>Layout and Design of Rural Housing</b>		
<b>Policy SPQH55:</b>	Require that all new dwellings in the rural area are sensitively sited, demonstrate consistency with the immediate Landscape Character Type, and make best use of the natural landscape for a sustainable, carbon efficient and sensitive design.	Potential positive / neutral effects for all SEOs
<b>Compliance with Development Management Standards in Rural Areas</b>		
<b>Objective SPQH084:</b>	Applications for dwellings in rural areas of Fingal will be required to demonstrate compliance with layout and design criteria set out in Chapter 14 Development Management Standards including the carrying out of an analysis/feasibility study of the proposed site and of the impact of the proposed house on the surrounding landscape in support of applications for planning permission.	Potential positive / neutral effects for all SEOs
<b>Visual Impact Statement for Applications in GB or HA Zoned Areas</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQHO85:</b>	Ensure that any planning application for a house within an area which has a Greenbelt or High Amenity zoning objective is accompanied by a comprehensive Visual Impact Statement.	Potential positive / neutral effects for all SEOs
<b>High Amenity Zoned Land between the Sea and the Coast</b>		
<b>Objective SPQHO86:</b>	Require that no new houses are permitted on High Amenity zoned lands which are located between the sea and the coast except in such cases indicated in Objective O86.	Potential positive / neutral effects for all SEOs
<b>Alternative Site for a New House</b>		
<b>Objective SPQHO87:</b>	Consider a suitable alternative site for a new house, in the case of applicants who comply with the Settlement Strategy for houses in the countryside and whose existing family farm is located entirely between the coast and the road, and where no opportunities exist to convert existing/vernacular farm buildings as a new dwelling or to extend the existing house.	Potential positive / neutral effects for all SEOs
<b>Development of Coastal Sites</b>		
<b>Objective SPQHO88:</b>	Ensure that the development of any coastal site through the extension or replacement of existing buildings or development of any new buildings is of an appropriate size, scale and architectural quality and that it does not detract from the visual amenity of the area or impact negatively on the natural or built heritage.	Potential positive / neutral effects for all SEOs
<b>Proximity to the Family Home</b>		
<b>Objective SPQHO89:</b>	Encourage new dwellings in the rural area to be sited at a location in close proximity to the family home where the drainage conditions can safely accommodate the cumulative impact of such clustering and where such clustering will not have a negative impact on the amenities of the original house. Where this arrangement is clearly demonstrated not to be available, permit the new dwelling to be located on an alternative site which is within two kilometres from the family home, or, where the applicant has land zoned HA within 2km from the family home and this arrangement is demonstrated not to be available to build, and the applicant has land zoned RU on lands within 3.5km of the family home, permit the new dwelling to be located on the RU zoned site which is within 3.5km of the family home, or, in the case of applications made under Objective SPQHO83 within five kilometres outside Noise Zone A and subject to the East / West of the M1 stipulation.	Potential positive / neutral effects for all SEOs
<b>Entrances and Front Boundary Treatment</b>		
<b>Objective SPQHO90:</b>	Ensure that the design of entrances and front boundary treatment is sensitive to the rural setting. In this regard, block walls and ornamental features will be discouraged, and native hedging will be utilised where appropriate.	Potential positive / neutral effects for all SEOs
<b>Retention of Hedgerows and Other Distinctive Boundary Treatments</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective SPQHO91:</b>	Ensure the retention of hedgerows and other distinctive boundary treatments in rural areas. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary/provision of agreed species of similar length will be required within the site.	Potential positive / neutral effects for all SEOs
<b>Applications for Houses within the South Shore Rush</b>		
<b>Objective SPQHO92:</b>	Consider planning applications for a house located within the South Shore area of Rush from persons who have been resident for a minimum of ten years within the South Shore area or within the development boundary of Rush or within one kilometre by road of either of these areas, subject to sustainable planning and consideration of climate change impacts.	Potential partly positive partly uncertain effects for SEOs
<b>Applications for Houses in the South Shore Area from Relatives of Residents</b>		
<b>Objective SPQHO93:</b>	Consider planning applications for a house located within the South Shore area of Rush from a mother, father, son or daughter of a resident who qualifies under Objective SPQHO92 and subject to sustainable planning and consideration of climate change impacts.	Potential partly positive partly uncertain effects for SEOs
<b>Occupancy Requirement for House in the South Shore Area</b>		
<b>Objective SPQHO94:</b>	Require that any house which is granted planning permission in the South Shore area will be subject to an occupancy requirement whereby the house must be first occupied as a place of permanent residence by the applicant and/or members of his/her immediate family for a minimum period of seven years.	Potential positive / neutral effects for all SEOs
<b>Flooding and Coastal Erosion in the South Shore Area</b>		
<b>Objective SPQHO95:</b>	Require that an applicant for a house in the South Shore area demonstrates, to the satisfaction of the Planning Authority, that the site is not and will not be subject to flooding or erosion in line with national climate change predictions.	Potential positive / neutral effects for all SEOs
<b>Ecological Integrity of Sites in the South Shore Area</b>		
<b>Objective SPQHO96:</b>	Require that an applicant demonstrates that the impact of any proposed house will not adversely affect, either directly or indirectly, the ecological integrity of any European site.	Potential positive / neutral effects for all SEOs
<b>Connection to the Public Sewer on Sites in the South Shore Area</b>		
<b>Objective SPQHO97:</b>	Allow for new houses within the South Shore area, subject to normal sustainable planning criteria and in line with climate change impacts, which have demonstrated to the satisfaction of the Planning Authority that they cannot connect to a public sewer within a reasonable period of time, on suitably sized sites and subject to the requirements of the EPA Code of Practice.	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Seasonal Worker/Temporary Worker Accommodation</b>		
<b>Objective SPQHO98:</b>	<p>Use of land associated with a farm for seasonal / temporary workers will be considered subject to the following requirements and demonstrate the following:</p> <ul style="list-style-type: none"> <li>• The farm is a working and actively managed farm with a minimum size of 25 hectares.</li> <li>• There is an essential need for the amount and type of accommodation, and this cannot be met anywhere else. The onus is on the farmer/employer to demonstrate this.</li> <li>• The accommodation is for use by the workers associated with the farm only and shall not be for sale or rental independent of the farm.</li> <li>• New on-site residential accommodation for seasonal farm workers shall be designed in an innovative, cohesive and purpose-built manner resulting in a high standard of quality accommodation whilst minimising visual impacts on the surrounding rural area. In this regard, new purpose-built on-site accommodation shall be single storey only.</li> <li>• A viable landholding can facilitate up to a maximum of 200 seasonal workers.</li> <li>• New purpose-built accommodation shall be provided in the form of a maximum 26 bed space unit.</li> <li>• No bedroom shall accommodate more than 2 persons.</li> <li>• Each unit shall provide: <ul style="list-style-type: none"> <li>○ Accommodation and open space provision sufficient to provide an adequate level of comfort and amenity for occupants.</li> <li>○ Room sizes in accordance with minimum Development Plan standards. Shared kitchen, living and dining room based on a minimum 4 sq. per bed space in the unit, in addition to any circulation space.</li> <li>○ Each bedroom, or at a maximum, each pair of two bedrooms shall have an individual dedicated bathroom facility with shower, toilet and basin. Communal facilities below this standard shall not be permitted.</li> <li>○ Appropriate indoor and outdoor communal and recreational facilities at a combined level of 5-7 sq.m per bedspace. These facilities shall be provided prior to occupation.</li> <li>○ Communal facilities and services shall be provided for and include laundry and refuse facilities. These facilities shall be provided prior to occupation.</li> <li>○ Compliance with Building and Fire Regulations.</li> <li>○ That Residential Accommodation for Seasonal Workers should be in line with Health and</li> </ul> </li> </ul>	Potential negative / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>Safety at Work guidelines and accommodation and facilities should be appropriate to support the needs of the workers.</p> <ul style="list-style-type: none"> <li>Transport arrangements to allow workers ease of access to nearby towns and villages, each worker will be provided with a working bicycle or electric bicycle or shared mobility scheme and one of the following: <ul style="list-style-type: none"> <li>Footpaths linking the development to the nearest town or village,</li> <li>Footpaths linking the development to the nearest public transport link,</li> <li>Provision of a private shuttle bus or car for transport to the nearest town or village.</li> </ul> </li> <li>Design, height, scale and finishes shall have regard to the landscape context.</li> <li>Existing trees and hedgerows shall be maintained in so far as possible and new planting shall be of native species.</li> <li>A Landscape Plan shall accompany applications for new purpose-built accommodation.</li> <li>Sufficient drainage and wastewater infrastructural capacity to serve the development.</li> <li>Sufficient access and car-parking arrangements to serve the development.</li> </ul>	
<b>HA Zoning</b>		
<b>Objective SPQH099:</b>	Seasonal worker accommodation will not be permitted within the HA zoning.	Potential positive / neutral effects for all SEOs
<b>Housing Displaced by Infrastructural Works</b>		
<b>Policy SPQH56:</b>	Consider any planning application by a member of the family whose house has been acquired in the interest of the common good, whether compulsorily or by agreement, for a rural house subject to the same provisions that would apply if the dwelling which has been acquired was the original and long-standing family home of the applicant.	Potential partly positive partly uncertain effects for SEOs
<b>Replacement of Chalets and Seaside Huts</b>		
<b>Policy SPQHP57:</b>	The replacement or conversion of existing coastal chalets and seaside huts by dwellings which can be resided in all the year round will only be considered in exceptional circumstances.	Potential positive / neutral effects for all SEOs
<b>Replacement of Chalets and Seaside Huts</b>		
<b>Objective SPQH0100:</b>	Proposals to replace or convert existing coastal chalets and seaside huts by dwellings which can be resided in all the year round will only be considered in exceptional circumstances and where all Development Management Standards set out in Chapter 14 in relation to such applications are complied with.	Potential partly positive partly uncertain effects for SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Preservation of Greenbelts</b>		
<b>Policy SPQHP58</b>	Preserve Greenbelts in Fingal in order to safeguard valuable countryside; to ensure that existing urban areas within Fingal do not coalesce to ensure that citizens can enjoy the County's natural amenities and to strengthen and consolidate greenbelts around key settlements.	Potential positive / neutral effects for all SEOs
<b>Strengthening of Greenbelt Lands</b>		
<b>Objective SPQHO101:</b>	Strengthen greenbelt lands by identifying opportunities for infill development and consolidation within existing towns to reduce the need to zone additional greenfield lands and ensure the preservation of strategic greenbelts between our towns and villages.	Potential positive / neutral effects for all SEOs
<b>Development within the Greenbelts</b>		
<b>Objective SPQHO102:</b>	Promote development within the Greenbelts which has a demonstrated need for such a location, and which protects and promotes the permanency of the Greenbelt, and the open and rural character of the area.	Potential partly positive partly uncertain effects for SEOs
<b>Vernacular Buildings</b>		
<b>Policy SPQHP59:</b>	Promote the sensitive restoration and re-use of historic vernacular dwellings and outbuildings within Fingal.	Potential positive / neutral effects for all SEOs
<b>Retention of Vernacular Buildings</b>		
<b>Objective SPQHO99:</b>	Retain, appreciate and revitalise appropriately the vernacular buildings of Fingal by deterring the replacement of good quality vernacular buildings with modern structures and by protecting and promoting the sympathetic maintenance, adaptation and re-use of vernacular buildings where they contribute to the character of the rural area.	Potential positive / neutral effects for all SEOs
<b>Protection of Vernacular Buildings</b>		
<b>Objective SPQHO103:</b>	Discourage the demolition or replacement of vernacular rural buildings and encourage their sensitive restoration and/or conversion where they contribute to the character of the area.	Potential positive / neutral effects for all SEOs

## Chapter 4: Community Infrastructure and Open Space

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Community and Social Infrastructure</b>		
<b>Policy CIOSP1:</b>	Promote objectives regarding the provision of appropriate community facilities across Fingal.	Potential positive / neutral effects for all SEOs
<b>Community Facilities and Social Infrastructure Audit</b>		
<b>Objective CIOSO1:</b>	Support the preparation of a Fingal cross-departmental community facilities and social infrastructure audit of the county.	Potential positive / neutral effects for all SEOs
<b>Community Centres</b>		
<b>Objective CIOSO2:</b>	Support the provision of new community centres and facilitate the refurbishment and extension of facilities where there is a need for such works. Such facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.	Potential positive / neutral effects for all SEOs
<b>Community Infrastructure Guidelines</b>		
<b>Objective CIOSO3:</b>	Comply with the aims, objectives and principles in relation to community infrastructure as outlined in the <i>Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas</i> and the accompanying <i>Urban Design Manual – A Best Practice Guide</i> and any amendment thereof.	Potential positive / neutral effects for all SEOs
<b>Vacant Commercial Units</b>		
<b>Objective CIOSO3:</b>	To identify vacant commercial units and encourage their transition to potential community infrastructure.	Potential positive / neutral effects for all SEOs
<b>Community and Social Infrastructure Audits</b>		
<b>Policy CIOSP2:</b>	Promote the preparation of community and social infrastructure audits for large-scale developments which will inform policy on infrastructure provision within Fingal.	Potential positive / neutral effects for all SEOs
<b>Residential Developments and Community Facilities</b>		
<b>Objective CIOSO5:</b>	Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.	Potential positive / neutral effects for all SEOs
<b>Timely Provision of Community Facilities</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CIOSP3:</b>	Ensure the timely provision in conjunction with housing development of community services, resources and infrastructure, including schools, community, religious, and health facilities, required for the creation of sustainable communities.	Potential positive / neutral effects for all SEOs
<b>Existing Community Infrastructure</b>		
<b>Objective CIO506:</b>	Resist the loss of existing social and community facilities such as community centres and youth clubs or any sports facilities including playing fields, unless satisfactory alternatives are available.	Potential positive / neutral effects for all SEOs
<b>Community Infrastructure and Local Amenity</b>		
<b>Objective CIO507:</b>	Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.	Potential positive / neutral effects for all SEOs
<b>Community Hall at Naul</b>		
<b>Objective CIO508:</b>	A new Community Hall centrally located be provided to service the needs of the people of the village of Naul.	Potential positive / neutral effects for all SEOs
<b>Community Hall at Ballyboughal</b>		
<b>Objective CIO509:</b>	A new Community Hall centrally located be provided to serve the needs of the people of the village of Ballyboughal.	Potential positive / neutral effects for all SEOs
<b>Social Inclusion</b>		
<b>Policy CIO504:</b>	Ensure provision of accessible, adequate and diverse community facilities and services in new and established residential areas to provide for the well-being of residents.	Potential positive / neutral effects for all SEOs
<b>Community Engagement</b>		
<b>Policy CIO505:</b>	Support community engagement initiatives and the objectives of the <i>Fingal Corporate Plan 2019-2024</i> .	Potential positive / neutral effects for all SEOs
<b>Facilities for children, Teens and Young Adults.</b>		
<b>Policy CIO506:</b>	Provide appropriate recreational, community, social and educational facilities for children, teens and young adults.	Potential positive / neutral effects for all SEOs
<b>Flexibility in Design</b>		
<b>Objective CIO5010:</b>	Ensure community facilities are flexible in their design and promote optimum usage, for users of all age and abilities.	Potential positive / neutral effects for all SEOs
<b>Variety of Community Facilities</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CIOSP7:</b>	Ensure the timely provision of community services, recreational facilities (including playgrounds) and resources, including schools, community, religious, burial and health facilities, required for the creation of sustainable communities.	Potential partly positive partly uncertain effects for SEOs
<b>Clustering Community Facilities</b>		
<b>Objective CIOSO11:</b>	Promote the clustering of accessible community, recreational and open space facilities, with community facilities being located in local centres or combined with school facilities as appropriate.	Potential positive / neutral effects for all SEOs
<b>Sports Facilities</b>		
<b>Policy CIOSP8:</b>	Ensure that all communities in the county are facilitated with a variety of sporting facilities that are fit for purpose, accessible and adaptable.	Potential positive / neutral effects for all SEOs
<b>Sports and Recreation Facilities Audit</b>		
<b>Objective CIOSO12:</b>	Support the preparation of further sports and recreation facilities audit for the County, in accordance with the <i>National Sports Policy (2018-2027)</i> .	Potential positive / neutral effects for all SEOs
<b>Active Recreational Hubs and Multi-Use Games Areas</b>		
<b>Objective CIOSO13:</b>	Promote the development of high-quality and multi-functional recreational facilities throughout Fingal, including Active Recreational Hubs and Multi-Use Games Areas to meet existing and future community needs, in accordance with the <i>National Sports Policy (2018-2027)</i> .	Potential partly positive partly uncertain effects for SEOs
<b>Fingal Sports Office Vision Statement 2019-2021</b>		
<b>Objective CIOSO14:</b>	Support the strategic goals of the <i>Fingal Sports Office Vision Statement 2019-2021</i> , or any superseding sports strategy for the County.	Potential positive / neutral effects for all SEOs
<b>Healthy Ireland and the National Physical Activity Plan</b>		
<b>Objective CIOSO15:</b>	Promote public health policy including Healthy Ireland and the National Physical Activity Plan in line with NPO 26 of the NPF and RPO 9.16 of the RSES.	Potential positive / neutral effects for all SEOs
<b>National Sports Campus Zoning (NSC)</b>		
<b>Objective CIOSO16:</b>	Facilitate the provision of sporting facilities and associated infrastructure in accordance with the National Sports Campus zoning (NSC), incorporating appropriate office, administration, training, accommodation and other associated and ancillary development.	Potential positive / neutral effects for all SEOs
<b>Education and Health</b>		
<b>Policy CIOSP9:</b>	Continue to work collaboratively with Educational and Health care providers to ensure the timely provision of educational facilities, health care and community resources throughout Fingal. The Plan	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	will support the provision of education and healthcare facilities in line with national and regional policy objectives.	
<b>Educational Infrastructure</b>		
<b>Objective CIO17:</b>	Encourage the continued use and possible intensification of existing educational infrastructure where appropriate. Facilitate the development of new schools, the re-development of existing schools and extensions planned as part of the Government's School Building Programme.	Potential positive / neutral effects for all SEOs
<b>Sites for Primary and Secondary Schools</b>		
<b>Objective CIO18:</b>	Identify sites for primary and secondary schools in consultation with the Department of Education based on future population growth projections and in accordance with the Core Strategy and Settlement Hierarchy.	Potential partly positive partly uncertain effects for SEOs
<b>Additional Schools</b>		
<b>Objective CIO19:</b>	Facilitate the development of additional schools, including Gaelscoileanna and Gaelcoláistí, at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies.	Potential positive / neutral effects for all SEOs
<b>Design of Schools</b>		
<b>Objective CIO20:</b>	Require new schools and other education centres to meet the Council's standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality and climate change. Such standards are to be considered and demonstrated in any application for an educational centre.	Potential positive / neutral effects for all SEOs
<b>Multiple Usage of School Buildings</b>		
<b>Objective CIO21:</b>	Promote and encourage the multiple usage of school buildings and associated infrastructure so that school facilities are also available for use by the local community after school hours.	Potential positive / neutral effects for all SEOs
<b>School Streets Principles</b>		
<b>Objective CIO22:</b>	Require new schools to be designed in accordance with "School Streets" principles incorporating traffic free, clean air zones around schools either permanently or on a time controlled basis coinciding with school opening and closing times wherever possible.	Potential positive / neutral effects for all SEOs
<b>Higher Education</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CIO23:</b>	Promote and facilitate the development of existing and new third and higher-level education centres where practicable and in proximity to public transport.	Potential partly positive partly uncertain effects for SEOs
<b>Existing and New Further Education Centres</b>		
<b>Objective CIO24:</b>	Promote and facilitate the development of existing and new further education centres where practicable and in proximity to public transport, particularly in areas of high socio-economic disadvantage.	Potential positive / neutral effects for all SEOs
<b>Healthcare Facilities</b>		
<b>Objective CIO25:</b>	Support and facilitate the development of health centres, hospitals, clinics and primary care centres where new communities are proposed and in towns, villages and local centres, with good accessibility for all.	Potential partly positive partly uncertain effects for SEOs
<b>Primary Care Centre Swords</b>		
<b>Objective CIO26:</b>	Encourage and facilitate the delivery of a primary care centre for Swords.	Potential positive / neutral effects for all SEOs
<b>Childcare Facilities</b>		
<b>Policy CIO10:</b>	Support the provision of appropriate childcare facilities.	Potential positive / neutral effects for all SEOs
<b>Optimum Childcare Locations</b>		
<b>Objective CIO27:</b>	Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes. Encourage the co-location of childcare facilities and community facilities where appropriate, such as community centres and schools.	Potential positive / neutral effects for all SEOs
<b>Childcare Facilities and New Development</b>		
<b>Objective CIO28:</b>	Require the provision of appropriate childcare facilities as an essential part of new residential and mixed-use developments in accordance with the provisions of the <i>Childcare Facilities Guidelines for Planning Authorities (2001)</i> or any superseding guidelines, or as required by the Planning Authority. Such facilities should be provided in a timely manner and be an integral part of the development proposal.	Potential positive / neutral effects for all SEOs
<b>Community- Based Childcare</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CIOSO29:</b>	Promote the establishment in of community-based, non-profit, childcare in future Fingal community facilities.	Potential positive / neutral effects for all SEOs
<b>Libraries</b>		
<b>Policy CIOSP11:</b>	Continue to support the expansion and growth of libraries as key community and cultural assets within the county.	Potential positive / neutral effects for all SEOs
<b>Places of Worship</b>		
<b>Objective CIOSO30:</b>	Support the development of the County's library services and the implementation of key objectives, as set out in the <i>Fingal Libraries Development Plan 2018-2023</i> or any superseding document.	Potential positive / neutral effects for all SEOs
<b>Places of Worship</b>		
<b>Objective CIOSO31:</b>	Facilitate the development of additional places of worship through the designation and/or zoning of lands for such community requirements and examine locating places of worship within shared community facilities.	Potential partly positive partly uncertain effects for SEOs
<b>Appropriate Locations for Places of Worship</b>		
<b>Objective CIOSO32:</b>	Encourage and facilitate the development of places of worship in appropriate locations in urban centres or within existing community facilities and proximate to residential communities.	Potential positive / neutral effects for all SEOs
<b>Burial Facilities</b>		
<b>Policy CIOSP12:</b>	Continue to support and facilitate the provision of appropriate burial facilities across Fingal.	Potential partly positive partly uncertain effects for SEOs
<b>Burial Grounds and Local Amenity</b>		
<b>Objective CIOSO33:</b>	Facilitate the development of extended and additional burial grounds, including green graveyards/ natural burial grounds in Fingal, bearing in mind the needs of multi-faith and non-religious communities, subject to traffic, noise and environmental considerations.	Potential partly positive partly uncertain effects for SEOs
<b>Future Burial Requirements</b>		
<b>Objective CIOSO34:</b>	Facilitate the future burial requirements of the County including the provision of Columbarium walls where possible, within existing and regional graveyards.	Potential partly positive partly uncertain effects for SEOs
<b>Fire Stations</b>		
<b>Objective CIOSO35:</b>	Continue to support the provision of a modern and efficient fire service as required and in conjunction with Dublin City Council.	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Open Space / Parks</b>		
<b>Policy CIOSP13</b>	Continue the development of a hierarchy of multifunctional active and passive recreational open spaces and facilities to serve all age cohorts.	Potential partly positive partly uncertain effects for SEOs
<b>Sports, Recreation and Play Amenities</b>		
<b>Policy CIOSP14</b>	Support sports, recreational and play amenities in the County for all ages and abilities; encourage sporting and recreational organisations to achieve their aims and goals and support platforms for new and alternative sports to develop.	Potential partly positive partly uncertain effects for SEOs
<b>Variety of Open Space</b>		
<b>Objective CIO36:</b>	Provide a wide variety of resiliently designed, sustainably managed and accessible public open spaces, including allotments, community gardens, parklands and sporting facilities, on a hierarchical basis throughout the County in order to achieve a choice of open space facilities. Best practice Green Infrastructure Guidelines should be used to determine the location and type of open spaces to be provided.	Potential partly positive partly uncertain effects for SEOs
<b>Increase Allotment Spaces</b>		
<b>Objective CIO37:</b>	Increase the number of allotment spaces throughout the county during the lifetime of the Development Plan.	Potential partly positive partly uncertain effects for SEOs
<b>Public Open Space Provision</b>		
<b>Objective CIO38:</b>	Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.	Potential positive / neutral effects for all SEOs
<b>Clustering of Active Recreational Open Space Facilities</b>		
<b>Objective CIO39:</b>	Ensure coherent clustering of active recreational open space facilities into a recreational hub arrangement unless a more practicable solution is demonstrated.	Potential positive / neutral effects for all SEOs
<b>Intensive Recreational / Amenity Facilities</b>		
<b>Objective CIO40:</b>	Require that intensive recreational/amenity facilities be agreed with and given in ownership to the Council. The Council may directly manage these facilities and may grant management licences and/or sporting leases in respect of the operation of these facilities, and uses shall be consistent with the	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	provisions of any deed of dedication to which the lands are subject. In areas which are subject to Local Area Plans, the general policy will be decided in the first place at Local Area Plan level, rather than when considering individual planning applications.	
<b>Accessible and Safe Open Space</b>		
<b>Objective CIOSO41:</b>	Ensure public open space is accessible and designed so that passive surveillance is provided.	Potential positive / neutral effects for all SEOs
<b>Accessible Toilet &amp; Changing Places Facilities</b>		
<b>Objective CIOSO42:</b>	Support the provision of fully accessible toilet facilities for all ages and abilities including changing places facilities in Regional Parks.	Potential positive / neutral effects for all SEOs
<b>Exceptional Circumstances for Certain Facilities</b>		
<b>Objective CIOSO43:</b>	Consider in exceptional circumstances particularly desirable open space/ recreation/ amenity facilities which do not comply with the foregoing provisions, but only with the specific approval of the Council.	Potential positive / neutral effects for all SEOs
<b>Playgrounds</b>		
<b>Objective CIOSO44:</b>	Facilitate the provision of appropriately scaled children's playground facilities within new and existing residential development in line with the Council's Play Policy.	Potential positive / neutral effects for all SEOs
<b>Feasibility Studies</b>		
<b>Objective CIOSO45:</b>	Carry out appropriate feasibility studies and ensure the locating of sites to increase the alternative play and recreational facilities, within the county's townlands by 25%, throughout the lifetime of this plan.	Potential positive / neutral effects for all SEOs
<b>Multi-Functional Buildings</b>		
<b>Objective CIOSO46:</b>	Encourage the development of multi-functional buildings which are not used exclusively by any one group.	Potential positive / neutral effects for all SEOs
<b>Intensive Recreational / Amenity Facilities</b>		
<b>Objective CIOSO47:</b>	Allow recreational/amenity facilities (indoor or outdoor) of a more intensive nature to be provided in tandem with larger developments in place of the open space requirement, within a specified timeframe. Such provision shall be at the sole discretion of the Planning Authority. Such facilities shall either be on site or located within the open space 'accessibility from homes' specified in Table 4.2.	Potential partly positive partly uncertain effects for SEOs
<b>Use of Intensive Recreational/Amenity Facilities</b>		
<b>Objective CIOSO48:</b>	Ensure intensive recreational/amenity facilities are not used exclusively by any one group or sporting code.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Smaller Developments and Open Space</b>		
<b>Objective CIO5049:</b>	Require an equivalent financial contribution in lieu of open space provision in smaller developments where the open space generated by the development would be so small as not to be viable.	Potential positive / neutral effects for all SEOs
<b>Monetary Value of Specific Intensive Facilities</b>		
<b>Objective CIO5050:</b>	Require the monetary value of specific intensive facilities to be equal to or greater than the full cost of the open space they replace, inclusive of the development costs of such open space.	Potential positive / neutral effects for all SEOs
<b>Permeability</b>		
<b>Objective CIO5051:</b>	Ensure permeability and connections between public open spaces including connections between new and existing spaces, in consultation with residents.	Potential positive / neutral effects for all SEOs
<b>Trees</b>		
<b>Objective CIO5052:</b>	Protect, preserve and ensure the effective management of trees and groups of trees.	Potential positive / neutral effects for all SEOs
<b>Open Space and Privacy</b>		
<b>Objective CIO5053:</b>	Ensure all areas of private open space have an adequate level of privacy for residents through the minimisation of overlooking and the provision of screening arrangements	Potential positive / neutral effects for all SEOs
<b>Pets and Wildlife</b>		
<b>Objective CIO5054:</b>	Ensure that all animals including pets and wildlife are adequately catered for and protected in parks and open spaces.	Potential partly positive partly uncertain effects for SEOs
<b>Open Seawater Facilities and Open Water Pools</b>		
<b>Policy CIO5P15:</b>	Promote, develop and support the provision and upgrade of “Open Seawater” facilities (to include consideration of changing and toilet facilities), including fully accessible open water public pools to the highest specifications and standards at suitable locations across the Fingal region.	Potential partly positive partly uncertain effects for SEOs

## Chapter 5: Climate Action

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>National Climate Action Policy</b>		
<b>Policy CAP1:</b>	Support the implementation of national objectives on climate change including the <i>Climate Action Plan 2023 (CAP23)</i> , the <i>National Adaptation Framework 2018</i> and the <i>National Energy and Climate Plan for Ireland 2021-2030</i> and other relevant legislation, policy and agreements in relation to climate action.	Potential positive / neutral effects for all SEOs
<b>Climate Action Legislation</b>		
<b>Objective CAO1:</b>	Consider a variation of the Plan to align with amended/new climate action legislation.	Potential positive / neutral effects for all SEOs
<b>Fingal County Council Climate Change Action Plan</b>		
<b>Objective CAO2:</b>	Implement Fingal County Council's <i>Climate Change Action Plan 2019-2024</i> in consultation and partnership with stakeholders including the Dublin Metropolitan Climate Action Regional Office (CARO) and Codema.	Potential positive / neutral effects for all SEOs
<b>Quantification of Greenhouse Gases</b>		
<b>Objective CAO3:</b>	Support the Eastern and Midland Regional Assembly (EMRA) in identifying a robust method for quantifying the relative GHG impacts of alternative spatial planning policies as part of the European Union ESPON 'QGasSP' research programme.	Potential positive / neutral effects for all SEOs
<b>Mitigation and Adaptation</b>		
<b>Policy CAP2:</b>	Prioritise measures to address climate change by way of both effective mitigation and adaptation responses in accordance with available guidance and best practice.	Potential positive / neutral effects for all SEOs
<b>Climate Resilient Settlement Patterns</b>		
<b>Policy CAP3:</b>	Promote sustainable settlement and transport strategies within the county and identify measures, including targets for modal shift, to reduce energy use, GHG emissions and adaptation to climate change.	Potential positive / neutral effects for all SEOs
<b>Sustainable Environmental Infrastructure</b>		
<b>Policy CAP4:</b>	Ensure that the County's need for sustainable environmental infrastructure is addressed in a way which contributes to wider climate action goals and targets.	Potential partly positive partly uncertain effects for SEOs
<b>Climate Mitigation and Adaptation in the Built Environment</b>		
<b>Policy CAP5:</b>	Ensure the built environment is climate change ready by supporting climate change mitigation and adaptation measures as part of new and existing developments.	Potential positive / neutral effects for all SEOs
<b>Climate Mitigation and Adaptation in relation to the archaeological and built heritage of the county</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CAP6:</b>	Advance and support mechanisms through which the Council can develop resilience, adapt or mitigate the impact of Climate Change on the archaeological and built heritage of the County.	Potential positive / neutral effects for all SEOs
<b>Appropriate adaptation of Ireland's built and archaeological heritage</b>		
<b>Policy CAP7:</b>	Promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change.	Potential positive / neutral effects for all SEOs
<b>Retrofitting and Reuse of Existing Buildings</b>		
<b>Policy CAP8:</b>	Support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible.	Potential positive / neutral effects for all SEOs
<b>Energy Efficiency in Existing Buildings</b>		
<b>Policy CAP9:</b>	Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro-fitting of appropriate energy efficiency measures in the existing building stock.	Potential partly positive partly uncertain effects for SEOs
<b>Climate Mitigation Actions in the Built Environment</b>		
<b>Policy CAP10:</b>	<p>Promote low carbon development within the County which will seek to reduce carbon dioxide emissions and which will meet the highest feasible environmental standards during construction and occupation. New development should generally demonstrate/provide for:</p> <ul style="list-style-type: none"> <li>a. Building layout and design which maximises daylight, natural ventilation, active transport and public transport use;</li> <li>b. Sustainable building/services/site design to maximise energy efficiency;</li> <li>c. Sensitive energy efficiency improvements to existing buildings;</li> <li>d. Energy efficiency, energy conservation, and the increased use of renewable energy in existing and new developments;</li> <li>e. On-site renewable energy infrastructure and renewable energy;</li> <li>f. Minimising the generation of site and construction waste and maximising reuse or recycling; and</li> <li>g. The use of construction materials that have low to zero embodied energy and CO<sub>2</sub> emissions</li> </ul>	Potential partly positive partly uncertain effects for SEOs
<b>Climate Adaptation Actions in the Built Environment</b>		
<b>Policy CAP11:</b>	Development proposals should demonstrate sustainable design principles for new buildings/services/site. The Council will promote and support development which is resilient to climate change. This would include:	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>a. Measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect;</li> <li>b. Ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings;</li> <li>c. Minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS);</li> <li>d. Reducing flood risk, damage to property from extreme events– residential, public and commercial;</li> <li>e. Reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/drainage network, and energy supply;</li> <li>f. Promoting and protecting biodiversity and green infrastructure.</li> </ul>	
<b>Climate Action Energy Statements</b>		
<b>Policy CAP12:</b>	All new developments involving 15 residential units and/or more than 1,000 sq. m. of commercial floor space, or as otherwise required by the Planning Authority, will be required to submit a Climate Action Energy Statement as part of the overall Design Statement to demonstrate how low carbon energy and heating solutions, have been considered as part of the overall design and planning of the proposed development.	Potential positive / neutral effects for all SEOs
<b>Energy from Renewable Sources</b>		
<b>Policy CAP13:</b>	Actively support the production of energy from renewable sources and associated electricity grid infrastructure, such as from solar energy, hydro energy, wave/tidal energy, geothermal, wind energy, combined heat and power (CHP), heat energy distribution such as district heating/cooling systems, and any other renewable energy sources, subject to normal planning and environmental considerations.	Potential partly positive partly uncertain effects for SEOs
<b>Wind Energy Strategy</b>		
<b>Policy CAP14:</b>	Prepare a Wind Energy Strategy.	Potential partly positive partly uncertain effects for SEOs
<b>Micro-Renewable Energy Production</b>		
<b>Policy CAP15:</b>	Support and encourage the development of small-scale wind renewable facilities / micro-renewable energy production.	Potential partly positive partly uncertain effects for SEOs
<b>Offshore Wind-Energy Production</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CAP16:</b>	Support the implementation of the 2014 <i>Offshore Renewable Energy Development Plan (OREDPP)</i> and any successor thereof, and to facilitate infrastructure such as grid facilities on the land side of any renewable energy proposals of the offshore wind resource, where appropriate and having regard to the principles set out in the National Marine Planning Framework.	Potential partly uncertain, partly negative effects for SEOs
<b>Geothermal Energy</b>		
<b>Policy CAP17:</b>	Support the exploration for, and development of, geothermal energy resources having regard to emerging government policy on geothermal energy.	Potential partly uncertain, partly negative effects for SEOs
<b>Waste Heat, District Heating and Decentralised Energy</b>		
<b>Policy CAP18:</b>	Actively encourage the development of low carbon and highly efficient district heating and decentralised energy systems across the County utilising low carbon heat sources such as renewable energy and waste heat recovery and to promote the connection of new developments to district heating networks where such systems exist/can be developed in a given area.	Potential partly positive partly uncertain effects for SEOs
<b>Supporting the Potential of District Heating in Fingal</b>		
<b>Policy CAP19:</b>	Support the potential of district heating in Fingal, all Climate Action Energy Statements submitted to the Council (see Policy CAP12) shall include an assessment of the technical, environmental and economic feasibility of district or block heating or cooling, particularly where it is based entirely, or partially on energy from renewable and waste heat sources.	Potential partly positive partly uncertain effects for SEOs
<b>Capture and Utilisation of Waste Heat</b>		
<b>Policy CAP20:</b>	Encourage proposed and existing developments and facilities (such as data centres) to capture and utilise otherwise wasted heat, and use waste heat either on-site, or in an adjoining, and nearby sites, in compliance with all relevant Energy Efficiency Regulations.	Potential positive / neutral effects for all SEOs
<b>District Heating Systems</b>		
<b>Policy CA04:</b>	Identify suitable location(s) for the delivery of district heating systems within the plan area.	Potential partly positive partly uncertain effects for SEOs
<b>Decarbonising Zones</b>		
<b>Policy CAP21:</b>	Support the designation and implementation of a Decarbonisation Zone or Zones within the County in order to address local low carbon energy, greenhouse gas emissions and climate needs.	Potential positive / neutral effects for all SEOs
<b>Strategic Energy Zones</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CAP22:</b>	Support the designation of potential Strategic Energy Zones within the County in conjunction with the Eastern and Midland Regional Authority.	Potential positive / neutral effects for all SEOs
<b>Strategic Energy Communities</b>		
<b>Policy CAP23:</b>	Support the ongoing efforts and future development of Sustainable Energy Communities in Fingal through the SEAI 'Sustainable Energy Communities' Initiative.	Potential positive / neutral effects for all SEOs
<b>Dublin Regional Energy Masterplan</b>		
<b>Policy CAP24:</b>	Support the preparation of the Dublin Regional Energy Masterplan by Codema and to support its implementation in conjunction with neighbouring Dublin Local Authorities, Dublin Metropolitan CARO and other relevant stakeholders.	Potential positive / neutral effects for all SEOs
<b>Circular Economy</b>		
<b>Policy CAP25:</b>	Support the shift towards the circular economy approach as set out in the National Waste Policy for 2020-2025.	Potential positive / neutral effects for all SEOs
<b>Waste Management Plans for Construction and Demolition Projects</b>		
<b>Policy CAP26:</b>	Have regard to existing <i>Best Practice Guidance on Waste Management Plans for Construction and Demolition Projects</i> as well as any future updates to these guidelines in order to ensure the consistent application of planning requirements.	Potential positive / neutral effects for all SEOs
<b>Electric Vehicles</b>		
<b>Policy CAP27:</b>	Ensure that sufficient charging points and rapid charging infrastructure are provided on existing streets where such infrastructure does not impede persons with mobility issues and in new developments subject to appropriate design, siting and built heritage considerations and having regard to the Planning and Development Regulations (2001) as amended, which have been updated to include EV vehicle charging point installation, so that EV Street Charging Points be provided to every community of the county.	Potential positive / neutral effects for all SEOs
<b>Flood and Water Resource Resilience</b>		
<b>Policy CAP28:</b>	Support the delivery of soft, green and grey adaptation measures to enhance flood and water resource resilience where appropriate in the County.	Potential positive / neutral effects for all SEOs
<b>Flood Risk Assessment and Adaptation</b>		
<b>Policy CAP29:</b>	Address flood risk at strategic level through the process of Strategic Flood Risk Assessment, and through improvements to the County's flood defences.	Potential positive / neutral effects for all SEOs
<b>Natural Flood Risk Mitigation</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CAP30:</b>	Encourage the use of natural flood risk mitigation or nature-based solutions including integrated wetlands, green infrastructure, and Sustainable Drainage Systems (SuDS) as part of wider adaptation and mitigation responses to achieve flood resilience.	Potential positive / neutral effects for all SEOs
<b>Coastal Monitoring</b>		
<b>Policy CAP31:</b>	Monitor coastal erosion and accretion along Fingal's coastline to identify locations at risk of coastal erosion and flooding.	Potential positive / neutral effects for all SEOs
<b>Coastal Protection</b>		
<b>Policy CAP32:</b>	Ensure the provision of appropriate coastal protection measures in locations at risk of coastal erosion and flooding.	Potential partly positive partly uncertain effects for SEOs
<b>Coastal Zone Management</b>		
<b>Policy CAP33:</b>	Support coastal zone management measures for adapting to climate change which include restoration of degraded ecosystems, increased flood resilience, water quality improvement, habitat conservation and provision of amenities for the residents of and visitors to Fingal.	Potential partly positive partly uncertain effects for SEOs
<b>Engagement with Key Stakeholders</b>		
<b>Policy CAP34:</b>	Continue to work with national and regional authorities and other key stakeholders with regard to flood defence required to protect vulnerable urban areas from worst case scenario sea level rises in the coming decades.	Potential partly positive partly uncertain effects for SEOs
<b>Climate Action and Green Infrastructure</b>		
<b>Policy CAP35:</b>	Protect, connect and expand the County's green infrastructure while optimising the climate change adaptation and mitigation services it provides.	Potential positive / neutral effects for all SEOs



## Chapter 6: Connectivity and Movement

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Decarbonisation of Motorised Transport</b>		
<b>Policy CMP1:</b>	Support the decarbonisation of motorised transport and facilitate modal shift to walking, cycling and public transport and taking account of National and Regional policy and guidance, while supporting an efficient and effective transport system.	Potential positive / neutral effects for all SEOs
<b>Transition to Sustainable Modes</b>		
<b>Objective CMO1:</b>	Work with the NTA, TII and other transport agencies in facilitating the integrated set of transport objectives for the County as set out in this Plan, in line with National and Regional policy including the NTA's GDA Transport Strategy and any subsequent plan to encourage modal shift towards more sustainable modes of transport and patterns of commuting to reduce reliance on the private car.	Potential partly positive partly uncertain effects for SEOs
<b>Modal Shift</b>		
<b>Objective CMO2:</b>	Work with the NTA to develop mode share targets for the County to achieve and monitor a transition to more sustainable modes including walking, cycling and public transport, during the lifetime of this Plan. This includes providing targeted infrastructure in the most appropriate locations and prioritising development at the most accessible locations in order to achieve the appropriate levels of integration and sustainable transport provision.	Potential partly positive partly uncertain effects for SEOs
<b>Managing Demand for Travel</b>		
<b>Policy CMP2:</b>	Concentrate compact growth around existing and planned transport services ensuring that transport and land use are integrated to the greatest extent possible so that the demand for travel in general and for car-based travel is reduced.	Potential positive / neutral effects for all SEOs
<b>Integrated Land Use and Transport Approach</b>		
<b>Policy CMP3:</b>	Provide for an integrated approach to land use and transportation aimed at minimising the demand for travel and prioritising sustainable modes of transport including walking, cycling and public transport.	Potential positive / neutral effects for all SEOs
<b>Integration of Public Transport and Development</b>		
<b>Objective CMO3:</b>	Support and facilitate high-density, mixed-use development and trip intensive uses along public transport corridors and to ensure the integration of high-quality permeability links and public realm in conjunction with the delivery of public transport services through plan frameworks to generate and reinforce sustainable patterns of compact growth and development in the County.	Potential partly positive partly uncertain effects for SEOs
<b>Area Based Transport Assessment and Local Transport Plans</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CMP4:</b>	Prepare Local Transport Plans based on the ABTA methodology in conjunction with the preparation of Local Area Plans, Masterplans, Framework Plans, and other large-scale studies and plans as appropriate, in consultation with the NTA and TII and other relevant stakeholders.	Potential partly positive partly uncertain effects for SEOs
<b>Local Transport Plan for Balbriggan</b>		
<b>Objective CMO4:</b>	Prepare a Local Transport Plan for Balbriggan, in consultation with the NTA and other relevant stakeholders.	Potential partly positive partly uncertain effects for SEOs
<b>Local Transport Plan</b>		
<b>Objective CMO5:</b>	Prepare a Local Transport Plan for the Blanchardstown Centre, in consultation with the NTA, TII and other relevant stakeholders.	Potential partly positive partly uncertain effects for SEOs
<b>Mobility Management and Travel Planning</b>		
<b>Policy CMP5:</b>	Promote best practice mobility management and travel planning through the requirement for proactive mobility strategies for developments focussed on prioritising sustainable modes of travel including walking, cycling and public transport.	Potential positive / neutral effects for all SEOs
<b>Integrated Transport Network</b>		
<b>Policy CMP6:</b>	Support and facilitate sustainable mobility objectives set out in the NPF, RSES, Smarter Travel and the NTA's GDA Transport Strategy and any subsequent plan to ensure the creation of a high quality and integrated transport network to serves the needs of the County and the wider region.	Potential positive / neutral effects for all SEOs
<b>Pedestrian and Cycling Network</b>		
<b>Policy CMP7:</b>	Secure the development of a high quality, connected and inclusive pedestrian and cycling network and provision of supporting facilities / infrastructure across the County, including the upgrade of the existing network and support the integration of walking, cycling and physical activity with place making including public realm improvements, in collaboration with the NTA, other relevant stakeholders, local communities and adjoining Local Authorities in the context of the impact of development schemes with cross boundary impacts and opportunities where appropriate. Routes within the network shall have regard to NTA and TII national standards and policies.	Potential partly positive partly uncertain effects for SEOs
<b>Greenway Network</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CMP8:</b>	Secure the development of an expanded Greenway network in collaboration with relevant stakeholders including the NTA, adjoining landowners, local communities and adjoining Local Authorities where appropriate and encourage and facilitate opportunities for enhanced linkage and connectivity to adjoining towns and villages and their services, amenities, attractions and public transport nodes and to cross-county, regional and national Greenway projects.	Potential partly positive partly uncertain effects for SEOs
<b>Prioritisation of Pedestrians and Cyclists</b>		
<b>Policy CMP9:</b>	Support the prioritisation of pedestrians and cyclists and the provision of improved public realm to make walking and cycling safer, healthier, quicker, more direct and more attractive.	Potential positive / neutral effects for all SEOs
<b>Bicycle Infrastructure</b>		
<b>Policy CMP10:</b>	Improve bicycle priority measures and cycle parking infrastructure throughout the County in accordance with best accessibility practice.	Potential positive / neutral effects for all SEOs
<b>Improvements to the Pedestrian and Cyclist Environment</b>		
<b>Objective CMO6:</b>	Maintain and improve the pedestrian and cyclist environment and promote the development of a network of pedestrian/cycle routes which link residential areas with schools, employment, recreational destinations and public transport stops to create a pedestrian/cyclist environment that is safe, accessible to all in accordance with best accessibility practice.	Potential positive / neutral effects for all SEOs
<b>Integration of Active Travel with Public Transport</b>		
<b>Objective CMO7:</b>	Work with the relevant transport providers, agencies and stakeholders to facilitate the integration of active travel (walking/cycling etc.) with public transport, ensuring ease of access for all.	Potential positive / neutral effects for all SEOs
<b>Active Travel Strategy</b>		
<b>Objective CMO8:</b>	Prepare an Active Travel Strategy to encourage active travel and modal shift to sustainable transport modes.	Potential positive / neutral effects for all SEOs
<b>Active Travel Audits</b>		
<b>Objective CMO9:</b>	Carry out active travel audits in towns and villages in collaboration with local communities and other relevant stakeholders to inform improvements to the public realm and the pedestrian and cycling network.	Potential positive / neutral effects for all SEOs
<b>Bicycle Parking</b>		
<b>Objective CMO10:</b>	Provide publicly accessible high-quality cycle parking spaces, both standard bicycle spaces and non-standard for adapted and cargo bikes, in town and village centres and key destinations and near the entrance to all publicly accessible buildings as required.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Walking and Cycling Infrastructure</b>		
<b>Objective CMO11:</b>	Support the provision of walking and cycling infrastructure, including bike parking, bike repair and support services, to increase footfall and economic activity in town and village centres while reducing emissions and improving quality of life.	Potential positive / neutral effects for all SEOs
<b>Walking and Cycling and Green Infrastructure Network</b>		
<b>Objective CMO12:</b>	Ensure that new walking and cycling routes are designed, insofar as possible, to function as links in the County's green infrastructure network and that adequate replacement and additional planting of native species and pollinators is provided and that SuDS approaches are used to treat surface water run-off.	Potential positive / neutral effects for all SEOs
<b>Walking and Cycling Network and Tourist Trail</b>		
<b>Objective CMO13:</b>	Support the formulation and delivery of an integrated pedestrian/cycle network plans which connect adjacent communities providing linkages to all modes of transport which will provide links to all destinations of the County creating the nucleus of a slow tourist trail.	Potential partly positive partly uncertain effects for SEOs
<b>Protection of Public Rights of Way</b>		
<b>Policy CMP11:</b>	Protect public rights of way as set out in Table 6.2 that give access to areas of natural beauty or recreation.	Potential positive / neutral effects for all SEOs
<b>Mapping of Public Rights of Way</b>		
<b>Objective CMO14:</b>	Identify further Public Rights of Way during the lifetime of the Development Plan and to update the 'Public Rights of Way' mapping.	Potential positive / neutral effects for all SEOs
<b>Engagement towards Improved Access</b>		
<b>Objective CMO15:</b>	The Local Authority will continue to engage with landowners, public bodies, adjoining Local Authorities and state agencies to improve access to publicly owned lands and to investigate opportunities for additional permissive access paths wherever possible and appropriate.	Potential positive / neutral effects for all SEOs
<b>Public Realm</b>		
<b>Policy CMP12:</b>	Support and facilitate the provision of high-quality and attractive public realm that is accessible for all with a focus on improving connectivity and permeability in accordance with best practice public realm and guidance documents	Potential positive / neutral effects for all SEOs
<b>Public Realm and Development</b>		
<b>Objective CMO16:</b>	Encourage and facilitate the delivery of high-quality public realm in tandem with new developments throughout the County through the Development Management process and the retrospective provision	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	in existing developments, including the provision of a pedestrianised core in town centres where appropriate.	
<b>Existing Street Space and Active Travel</b>		
<b>Objective CMO17:</b>	Review the potential for reassignment of existing street space for active travel modes within village and town centres across the County where appropriate during the lifetime of this Plan.	Potential positive / neutral effects for all SEOs
<b>Circulation Plans and Low Traffic Zones</b>		
<b>Objective CMO18:</b>	Work with NTA, TII and adjoining Local Authorities to plan for motor vehicle routing/ impermeability to create low traffic zones and encourage modal shift for short trips from cars to active travel and public transport along the lines of the Ghent circulation plan and Low Traffic Neighbourhoods in London.	Potential positive / neutral effects for all SEOs
<b>Accessible Pedestrian and Cyclist Environment</b>		
<b>Policy CMP13:</b>	Promote and facilitate a network of pedestrian and cycle routes and public realm that is universally accessible for all ages and abilities in accordance with best accessibility practice.	Potential positive / neutral effects for all SEOs
<b>Optimising Accessibility for All</b>		
<b>Objective CMO19:</b>	Support and facilitate improvements to the pedestrian and cycle network and public realm that prioritise the removal of barriers to active movement, to improve connectivity and permeability and optimise accessibility for all users.	Potential positive / neutral effects for all SEOs
<b>Signal Control and Pedestrians</b>		
<b>Objective CMO20:</b>	Minimise wait times at signalised pedestrian crossings in order to prioritise pedestrian usage. Except in exceptional circumstances, either Green Person Authority or “on demand” green for pedestrians shall be provided on all stand-alone (“mid-block”) pedestrian crossings within the lifetime of this Plan.	Potential positive / neutral effects for all SEOs
<b>Wayfinding</b>		
<b>Objective CMO21:</b>	Support the delivery of way-finding systems with an emphasis around highly trafficked urban areas and routes between public transport interchanges and visitor attractions.	Potential positive / neutral effects for all SEOs
<b>Permeable Neighbourhoods</b>		
<b>Policy CMP14:</b>	Implement the provisions of the <i>Design Manual for Urban Roads and Streets 2019</i> (DMURS) and the <i>DMURS Interim Advice Note – Covid 19 Pandemic Response 2020</i> in relation to the delivery of safe streets and overall best practice design and promote the principle of filtered permeability in new developments to ensure that all pedestrian entrances are opened as soon as any new development is occupied where feasible and seek opportunities to improve permeability in existing developed areas in accordance with NTA’s <i>Permeability Best Practice Guide</i> .	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Safe Routes to School</b>		
<b>Policy CMP15:</b>	Promote walking and cycling for school trips through support and engagement with the 'Safe Routes to School' and the 'Green Schools Travel Programme'.	Potential positive / neutral effects for all SEOs
<b>Safe Routes to School Measures</b>		
<b>Objective CMO22:</b>	<p>Promote walking and cycling for school trips by implementing the following measures:</p> <ul style="list-style-type: none"> <li>➤ Identifying school sites that are as close as possible to the communities they serve.</li> <li>➤ Ensuring that adequate and secure bicycle storage is provided within schools.</li> <li>➤ Prioritising school routes for permeability projects including the potential for shorter and safer routes to schools by the removal of physical barriers to active movement and provision and enhancement of pedestrian and cycle ways.</li> <li>➤ Supporting the use of a range of physical measures to provide improved safety for pedestrians and cyclists at and close to schools, including the implementation of the Safe Routes to School Programme.</li> <li>➤ Ensuring that suitable access points are provided to school sites for pedestrians and cyclists.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Personal and Shared Mobility Modes</b>		
<b>Policy CMP16:</b>	Facilitate and support the use of personal-mobility modes through the provision of adaptive infrastructure in line with relevant legislation and the expansion of shared mobility schemes throughout the County.	Potential positive / neutral effects for all SEOs
<b>Behavioural Change Initiatives</b>		
<b>Policy CMP17:</b>	Support and facilitate behavioural change initiatives to achieve modal shift towards more sustainable modes and continue to seek funding from relevant funding agencies to advance sustainable mobility schemes and initiatives across the County.	Potential positive / neutral effects for all SEOs
<b>Public Transport</b>		
<b>Policy CMP18:</b>	Support the provision of a high-quality public transportation system that is accessible to all to serve the needs of the County and to enable a significant shift from car-based travel to public transport.	Potential positive / neutral effects for all SEOs
<b>Enabling Public Transport Projects</b>		
<b>Objective CMO23:</b>	Support the delivery of key sustainable transport projects including Metrolink, BusConnects, DART+ and LUAS expansion programme so as to provide an integrated public transport network with efficient interchange between transport modes to serve needs of the County and the mid-east region in collaboration with the NTA, TII and Irish Rail and other relevant stakeholders.	Potential partly uncertain, partly negative effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>NTA Strategy</b>		
<b>Objective CMO24:</b>	Support NTA and other stakeholders in implementing the NTA Strategy including MetroLink, BusConnects, DART +, LUAS and the GDA Cycle Network.	Potential partly uncertain, partly negative effects for SEOs
<b>Level Crossings and Public Transport Schemes</b>		
<b>Objective CMO25:</b>	Ensure that appropriate measures are put in place to mitigate the impacts of level crossing closures on the Maynooth rail line including protection measures for public transport and increased priority for cycling and walking.	Potential positive / neutral effects for all SEOs
<b>Orbital Public Transport</b>		
<b>Objective CMO26:</b>	Undertake a feasibility study for the progression of an orbital public transport route linking the Dublin-Belfast rail line, Swords, Dublin Airport, Finglas, Blanchardstown and surrounding areas along the route, during the lifetime of the Plan in consultation with the NTA and other stakeholders.	Potential partly uncertain, partly negative effects for SEOs
<b>Public Transport Routes</b>		
<b>Objective CMO27:</b>	Work with the NTA and other relevant national transport agencies to establish future public transport routes that will support the County's medium to long term development, including orbital routes to provide connectivity between key urban centres and outer suburban areas.	Potential partly uncertain, partly negative effects for SEOs
<b>Bus Connectivity</b>		
<b>Objective CMO28:</b>	Work with relevant national transport agencies to create bus connectivity between Dublin 15, including the Blanchardstown Centre and Dublin Airport/Swords.	Potential partly positive partly uncertain effects for SEOs
<b>Integration of Public Transport Services and Development</b>		
<b>Objective CMO29:</b>	Work with the NTA, TII and other relevant national transport agencies to optimise accessibility to public transport, increase catchment and maximise permeability through the creation of high- quality walking and cycling routes linking to public transport stops.	Potential partly positive partly uncertain effects for SEOs
<b>Cycling and Walking Links</b>		
<b>Objective CMO30:</b>	Avail of the opportunities provided by any public transport infrastructure works to improve and provide new cycling and walking links, including crossings of motorways and major roads which currently represent major permeability barriers to active travel especially in South Fingal.	Potential positive / neutral effects for all SEOs
<b>South Fingal Transport Study</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CMO31:</b>	Implement the recommendations of the <i>South Fingal Transport Study 2019</i> in consultation with the relevant stakeholders.	Potential positive / neutral effects for all SEOs
<b>Rural Transport</b>		
<b>Policy CMP19:</b>	Support the Local Link and Connecting Ireland rural transport programmes and further enhancement of services in collaboration with the NTA and other relevant stakeholders in order to provide rural communities with access to improved bus services.	Potential positive / neutral effects for all SEOs
<b>Public Transport Interchange</b>		
<b>Policy CMP20:</b>	Support and facilitate the provision of high-quality transport interchanges including the Blanchardstown Town Centre Bus Interchange within the transport network in order to facilitate seamless transition between different transport modes and to maximise the movement of people by sustainable modes in collaboration with the NTA, TII and other relevant stakeholders including key active travel representative stakeholders.	Potential partly positive partly uncertain effects for SEOs
<b>Park and Ride</b>		
<b>Policy CMP21:</b>	Support the provision of Park and Ride facilities in conjunction with the supporting ancillary infrastructure to accommodate the transition to sustainable mobility modes at suitable locations in accordance with the large- scale transportation projects being delivered under the NTA Strategy.	Potential partly positive partly uncertain effects for SEOs
<b>Mobility Hubs</b>		
<b>Policy CMP22:</b>	Support the development of mobility hubs at key public transport locations and local mobility hubs in tandem with new developments to include shared car and micro mobility initiatives with a focus on ease of connectivity and quality public realm.	Potential partly positive partly uncertain effects for SEOs
<b>Car Clubs/Car Sharing Schemes</b>		
<b>Policy CMP23:</b>	Support and facilitate the set up and operation of car clubs and car sharing schemes to facilitate an overall reduction in car journeys and car parking requirements.	Potential positive / neutral effects for all SEOs
<b>Small Public Service Vehicles</b>		
<b>Policy CMP24:</b>	Support the provision of small public service vehicles such as taxi transport, as a feeder service to public transport services and to encourage the provision of taxi ranks at transport interchanges and other appropriate locations.	Potential positive / neutral effects for all SEOs
<b>Car Parking Management</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy CMP25:</b>	Implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition towards more sustainable forms of transportation, while meeting the needs of businesses and communities.	Potential positive / neutral effects for all SEOs
<b>Car Parking Standards</b>		
<b>Objective CMO32:</b>	Implement appropriate car parking standards for a range of land-use types, where provision is based on factors such as site location, level of public transport accessibility and impact of parking provision on local amenity.	Potential positive / neutral effects for all SEOs
<b>Accessible Car Parking</b>		
<b>Objective CMO33:</b>	Promote appropriate parking arrangements for specific user requirements in town and district centres, public transport nodes and other destinations.	Potential positive / neutral effects for all SEOs
<b>Strategic Connections</b>		
<b>Policy CMP26:</b>	Support the economic competitiveness of the County through the protection and enhancement of international and regional accessibility and inter-urban connectivity in accordance with policy objectives of the NPF and RSES for the region.	Potential positive / neutral effects for all SEOs
<b>Dublin Airport, Transportation, Surface Access and Freight</b>		
<b>Policy CMP27:</b>	Support the continued protection of the core transport function of Dublin Airport including measures to enhance surface access, public transport connections and strategic freight movements.	Potential partly positive partly uncertain effects for SEOs
<b>Dublin Airport and MetroLink</b>		
<b>Objective CMO34:</b>	Promote and facilitate the development of MetroLink, connecting Swords to the Airport and on to the City Centre.	Potential partly uncertain, partly negative effects for SEOs
<b>Dublin Port, Surface Access, Logistics and Freight</b>		
<b>Policy CMP28:</b>	Support the ongoing development of Dublin Port having regard to wider transport and infrastructural considerations of the Dublin region including the provision for inland freight facilities such as logistics hubs and freight depots and storage facilities as required.	Potential partly uncertain, partly negative effects for SEOs
<b>Rail Network and Freight Transport</b>		
<b>Policy CMP29:</b>	Work with Irish Rail, the NTA, TII and other stakeholders to progress a coordinated approach to improving the rail network, integrated with other public transport modes to ensure maximum public	Potential partly uncertain, partly negative effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	benefit and promoting sustainable passenger and freight transport and improved regional and cross border connectivity.	
<b>Roads Infrastructure</b>		
<b>Policy CMP30:</b>	Prioritise new road developments that facilitate improvements in the overall efficiency of the transportation network including through the provision of new bridge crossings or new cycling and walking infrastructure.	Potential partly uncertain, partly negative effects for SEOs
<b>Supporting Sustainable Local Development</b>		
<b>Policy CMP31:</b>	Prioritise new road developments that underpin new development areas that support sustainable local development.	Potential partly uncertain, partly negative effects for SEOs
<b>Sustainable Roads Infrastructure</b>		
<b>Policy CMP32:</b>	Prioritise changes to existing roads infrastructure that underpins sustainable development, maintains road safety and network efficiency.	Potential partly positive partly uncertain effects for SEOs
<b>Protection of TEN-T Network</b>		
<b>Policy CMP33:</b>	Prioritise changes to existing roads infrastructure that underpins sustainable development, maintains road safety and network efficiency.	Potential partly positive partly uncertain effects for SEOs
<b>Management of Road Network</b>		
<b>Objective CMO35:</b>	Work with the TII and other relevant national transport agencies, to protect and enhance the capacity of national routes, to minimise the impacts on the management of the broader network and to support the economic competitiveness of the County.	Potential positive / neutral effects for all SEOs
<b>Strategic Roads Network</b>		
<b>Objective CMO36:</b>	Maintain and protect the safety, capacity and efficiency of National roads and associated junctions in accordance with the <i>Spatial Planning and National Roads Guidelines for Planning Authorities 2012</i> , the Trans-European Networks (TEN-T) Regulations and with regard to other relevant national and regional policy documents, as required.	Potential positive / neutral effects for all SEOs
<b>National Transport Agencies</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CMO37:</b>	Work with the TII and NTA and other relevant national transport agencies to protect capacity and deliver improvements of the strategic road network and junction upgrades where necessary in line with National and Regional policy objectives.	Potential partly positive partly uncertain effects for SEOs
<b>M50 Demand Management Study</b>		
<b>Objective CMO38:</b>	Facilitate the implementation of the demand management measures in the M50 Demand Management Study, as required.	Potential positive / neutral effects for all SEOs
<b>N2 Scheme</b>		
<b>Objective CMO39a:</b>	Support and facilitate the TII, NTA and Meath County Council in the planning and delivery of an N2 Scheme north of Ashbourne aimed at addressing road safety issues and facilitating significantly enhanced levels of active travel and public transport measures along the route corridor.	Potential partly uncertain, partly negative effects for SEOs
<b>N3 Scheme</b>		
<b>Objective CMO39b:</b>	Support and facilitate the TII and Meath County Council in the planning and delivery of the N3 Upgrade between the M50 and Clonee.	Potential partly uncertain, partly negative effects for SEOs
<b>M3 and M4 Schemes</b>		
<b>Objective CMO39c:</b>	Support and facilitate the TII, NTA, Meath County Council and Kildare County Council in the planning and delivery of a new link between the M3 and M4. Any such link must not run through the suburban areas of Fingal, Liffey Valley SAAO or St. Catherine's Park.	Potential partly uncertain, partly negative effects for SEOs
<b>Management of Regional and Local Road Network</b>		
<b>Objective CMO40:</b>	Improve, manage and maintain the strategic regional and local road network in the County, in a manner which safeguards the strategic function of the road network.	Potential positive / neutral effects for all SEOs
<b>Transportation Schemes</b>		
<b>Objective CMO41:</b>	Seek to implement the transportation schemes in Table 6.3.	Potential partly positive partly uncertain effects for SEOs
<b>Road and Street Proposals and Environmental Protection</b>		
<b>Objective CMO42:</b>	Work with the relevant national transport agencies to ensure that all road and street network proposals have regard to pertaining environmental conditions and sensitivities including biodiversity, protected habitats and species and incorporate appropriate avoidance and mitigation measures as part of any environmental assessments.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Road and Street Proposals and Green Infrastructure</b>		
<b>Objective CMO43:</b>	Ensure that all new roads and streets are designed to enhance insofar as feasible, the County's green infrastructure network by ensuring adequate replacement and additional planting of native species and pollinators and to ensure that SuDS approaches are used to treat surface water run-off.	Potential positive / neutral effects for all SEOs
<b>Road and Street Proposals and Nature-Based Solutions</b>		
<b>Objective CMO44:</b>	Incorporate sustainable drainage features and wildlife crossings including bridges and underpasses into the designs for new road infrastructure and where possible, incorporation of such measures into the existing road network.	Potential positive / neutral effects for all SEOs
<b>Road and Street Design</b>		
<b>Policy CMP34:</b>	Ensure that streets and roads within the County are designed to balance the needs of all road users, including children and other vulnerable road users and promote road safety, place making and sustainable movement, providing a street environment that prioritises active travel and public transport whilst ensuring the needs of commercial servicing is accommodated.	Potential positive / neutral effects for all SEOs
<b>Design Manual for Urban Roads and Streets</b>		
<b>Objective CMO45:</b>	Design new streets and roads within urban areas in accordance with the principles, approaches and standards contained within DMURS. <ul style="list-style-type: none"> <li>➤ Junctions will be designed with corner radii that reduce pedestrian crossing distances to the minimum allowable by DMURS wherever possible.</li> <li>➤ The narrowest carriageway widths allowable by DMURS will be the default standard in Fingal wherever possible.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Speed Limits and Traffic Calmed Areas</b>		
<b>Objective CMO46:</b>	Expand the 30kph speed limits and traffic calmed areas at appropriate locations throughout the County including in towns and village areas where appropriate and to all residential developments and at schools.	Potential positive / neutral effects for all SEOs
<b>Road Safety and Rural Roads</b>		
<b>Objective CMO47:</b>	Prioritise safety on rural roads and junctions, while having regard to the protection of biodiversity, green infrastructure and rural character present in roadside trees, hedgerows and banks.	Potential positive / neutral effects for all SEOs
<b>Roads and Streets and Green Infrastructure</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective CMO48:</b>	New roads and streets to incorporate green infrastructure elements such as sustainable drainage infrastructure, planting of native trees, hedgerows and pollinator species in medians and on roadside verges, as appropriate to the location.	Potential positive / neutral effects for all SEOs
<b>Freight Transport</b>		
<b>Policy CMP35:</b>	Facilitate the needs of freight transport in accordance with the NTA's GDA Transport Strategy.	Potential partly uncertain, partly negative effects for SEOs
<b>Regional Freight Transport</b>		
<b>Policy CMP36:</b>	Support the development of a Regional Freight Strategy to accelerate the decarbonisation of the freight sector and promote the important role that the strategic road and rail network play in efficiently moving freight.	Potential positive / neutral effects for all SEOs
<b>'Last-Mile Delivery'</b>		
<b>Policy CMP37:</b>	Support and facilitate the use of the 'last-mile' delivery through the development of micro hubs and distribution centres and other means.	Potential positive / neutral effects for all SEOs
<b>Management of Freight Movements</b>		
<b>Objective CMO49:</b>	Implement appropriate measures to manage freight movements and deliveries in town and village centre areas.	Potential positive / neutral effects for all SEOs
<b>Services / Logistics Strategy</b>		
<b>Objective CMO50:</b>	Prepare a Servicing/Logistics Strategy for the County in collaboration with relevant stakeholders to ensure the continued viability and economic competitiveness of the County.	Potential positive / neutral effects for all SEOs
<b>Delivery Service Plans</b>		
<b>Objective CMO51:</b>	Delivery Service Plans for all new major developments where applicable.	Potential positive / neutral effects for all SEOs

## Chapter 7: Employment and Economy

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Overarching Policy for Employment and Economic Development</b>		
<b>Policy EEP1:</b>	Support the economic development of Fingal in line with the policies and objectives stipulated in the National Planning Framework and the Regional Spatial and Economic Strategy and utilise active land measures such as implementation of existing Local Area Plans and Masterplans and provision of new Local Area Plans and Frameworks across the County as part of the development approach for Strategic Development Areas and Corridors and other economic development generating lands.	Potential positive / neutral effects for all SEOs
<b>Implementation of Land Use Management Plans</b>		
<b>Objective EEO1:</b>	Implement the existing Local Area Plans and Masterplans and prepare appropriate land use management plans within the lifetime of the Plan for strategically important General Employment, High technology, Metro and Rail Economic Corridor, Warehouse and Distribution and Food Park zoned lands in collaboration with key stakeholders, relevant agencies and sectoral representatives.	Potential partly positive partly uncertain effects for SEOs
<b>General Employment Lands</b>		
<b>Policy EEP2:</b>	Maximise the potential of GE lands, ensuring that they are developed for intensive employment purposes, where appropriate, and which are highly accessible, well designed, permeable and legible.	Potential positive / neutral effects for all SEOs
<b>Maximising Fingal's Economic potential</b>		
<b>Policy EEP3:</b>	Maximise the economic potential of Fingal's unique strengths and advantageous position within the Eastern and Midlands region.	Potential positive / neutral effects for all SEOs
<b>Dublin as a Primary Gateway</b>		
<b>Objective EEO2:</b>	Ensure that Fingal plays a pivotal role in the promotion of Dublin as the primary Gateway in the Eastern and Midlands Region through engaging and collaborating with the other Dublin Local Authorities and the Eastern and Midland Regional Assembly.	Potential positive / neutral effects for all SEOs
<b>Employment intensive landuses</b>		
<b>Policy EEP4:</b>	Ensure employment intensive landuse zonings are located adjacent to public transport networks and active travel links.	Potential positive / neutral effects for all SEOs
<b>Quality Supporting Infrastructure and a Sequential Approach</b>		
<b>Objective EEO3:</b>	Require that proposals for economic development are served by quality supporting infrastructure with sufficient capacity. A sequential approach may be used for assessing economic developments to ensure their appropriate and sustainable delivery.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Land extensive uses</b>		
<b>Policy EEP5:</b>	Ensure employment intensive landuse zonings are located adjacent to public transport networks and links.	Potential positive / neutral effects for all SEOs
<b>Space Extensive Uses</b>		
<b>Objective EEO4:</b>	Ensure that space extensive uses are located within appropriate locations which do not compromise labour intensive opportunities on zoned lands, adjacent to public transport nodes or within existing built-up compact growth areas.	Potential positive / neutral effects for all SEOs
<b>Enterprise Start-up Hubs</b>		
<b>Objective EEO5:</b>	Support the establishment of Enterprise Start-up Hubs in Fingal to promote and support local enterprise.	Potential positive / neutral effects for all SEOs
<b>Regeneration of employment areas</b>		
<b>Policy EEP6:</b>	Utilise the measures and powers available to Fingal to encourage and promote the regeneration of employment areas in need of renewal, for instance in underperforming or outdated commercial and/ or industrial areas.	Potential positive / neutral effects for all SEOs
<b>Regeneration of Obsolete/Underutilised Buildings and Lands</b>		
<b>Objective EEO6:</b>	Promote the regeneration of obsolete and/ or underutilised buildings and lands that could yield economic benefits, with appropriate uses and subject to the proper planning and development of the area.	Potential positive / neutral effects for all SEOs
<b>Location of Employment and Residential Developments</b>		
<b>Policy EEP7:</b>	Prioritise locating quality employment and residential developments in proximity to each other in order to reduce the need to travel and ensure that suitable local accommodation is available to meet the needs of workers in the County.	Potential positive / neutral effects for all SEOs
<b>Promoting Major Urban Centres</b>		
<b>Policy EEP8:</b>	Support economic growth within the County through strengthening and promoting the strategic importance of major urban centres of Swords, Blanchardstown and Balbriggan and of key employment locations such as Dublin Airport and Dublin 15.	Potential positive / neutral effects for all SEOs
<b>Fingal as an Engine for Economic Growth</b>		
<b>Policy EEP9:</b>	Promote enterprise and employment throughout the County, including along the Dublin Belfast Economic Corridor, the Metro and Rail Economic Corridor, Swords, Blanchardstown and Balbriggan and	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	work with the other Local Authorities to promote Fingal and the wider mid-eastern region as an engine for economic growth.	
<b>Dublin – Belfast Economic Corridor</b>		
<b>Objective EEO7:</b>	Engage and collaborate with adjoining Local Authorities and regional assemblies, as appropriate, to promote the continued economic development of the Dublin–Belfast Economic Corridor.	Potential partly positive partly uncertain effects for SEOs
<b>Dublin Enterprise Zone</b>		
<b>Objective EEO8:</b>	Support the continued investment in, and management and promotion of the Dublin 15 Enterprise Zone in collaboration with key stakeholders, relevant agencies and sectoral representatives.	Potential positive / neutral effects for all SEOs
<b>Economic Growth of Core Area</b>		
<b>Objective EEO9:</b>	Support economic growth within the Core Area through strengthening and promoting the importance of Balbriggan as the major urban centre and having regard to its strategic location on the Dublin-Belfast Economic Corridor and directing appropriately scaled growth opportunities into the other urban centres in the area.	Potential partly positive partly uncertain effects for SEOs
<b>Economic Growth with the Core Area</b>		
<b>Objective EEO10:</b>	Ensure that towns, villages and other locations within the Core Area follow policies of directional development to ensure that the required economies of scale are achieved in specific centres such as Balbriggan, and that other lower tier towns and village perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities.	Potential partly positive partly uncertain effects for SEOs
<b>Economic Growth of Metropolitan Area</b>		
<b>Objective EEO11:</b>	Ensure that towns, villages and other locations within the Metropolitan Area pursue development policies of consolidation, and maximise their economic strengths and competitive advantages such as tourism and marine sectoral activities in Malahide and Howth, while the lands within the southern part of the County maximise their economic potential through the strong functional linkages to the M50 and the lands to the north of the county maximise their economic potential through strong links to the M1 and the wider regional and national road network.	Potential partly positive partly uncertain effects for SEOs
<b>Quantum of employment lands</b>		
<b>Policy EEP10:</b>	Ensure there are sufficient quantum's and appropriate types of lands zoned for commercial, enterprise and/ or industrial uses in urban and rural located centres in accordance with the Settlement Hierarchy.	Potential partly positive partly uncertain effects for SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Supporting Existing Clusters</b>		
<b>Objective EEO12:</b>	Support existing successful clusters in Fingal, such as those in the ICT, pharmaceutical, aviation and agri-food sectors, and promote new and emerging clustering opportunities across all economic sectors within the County.	Potential positive / neutral effects for all SEOs
<b>Variety of Employment Lands</b>		
<b>Policy EEP11:</b>	Consider the allocation of various sizes of land parcels for commercial, office, industrial uses in order to cater for a wide range of employment and enterprise formats.	Potential partly positive partly uncertain effects for SEOs
<b>High Technology Lands</b>		
<b>Objective EEO13:</b>	Encourage the development of corporate offices and knowledge based enterprise in the County on High Technology zoned lands and work with key stakeholders, relevant agencies and sectoral representatives to achieve such development.	Potential positive / neutral effects for all SEOs
<b>Permeability in General Employment Lands</b>		
<b>Objective EEO14:</b>	Encourage high quality sustainable design, permeability and pedestrian and/ or cyclist friendly environments within General Employment zoned areas.	Potential positive / neutral effects for all SEOs
<b>Metro and Rail Economic Corridor Lands</b>		
<b>Objective EEO15:</b>	Protect the integrity of the Metro and Rail Economic Corridor from inappropriate forms of development and optimise development potential in a sustainable and phased manner.	Potential partly positive partly uncertain effects for SEOs
<b>Design Proposals for MRE Zoned Lands</b>		
<b>Objective EEO16:</b>	Ensure high quality urban design proposals within the Metro Economic zoning, incorporating exemplary public spaces, contemporary architecture and sustainable places within a green landscape setting.	Potential positive / neutral effects for all SEOs
<b>Warehouse and Distribution Lands</b>		
<b>Objective EEO17:</b>	Encourage large-scale distribution activities to locate within areas zoned WD.	Potential partly positive partly uncertain effects for SEOs
<b>Office Development</b>		
<b>Objective EEO18:</b>	Ensure that a broad range of office accommodation, in terms of size, scale, format and arrangements, is provided for to adequately respond to enterprise requirements in different economic sectors.	Potential positive / neutral effects for all SEOs
<b>Office Development Standards</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO19:</b>	Ensure that proposals for office development demonstrate regard to the relevant development Standards.	Potential positive / neutral effects for all SEOs
<b>Regeneration of Business Parks and Industrial Estates</b>		
<b>Objective EEO20:</b>	Identify business parks and industrial estates that are in need of regeneration and revitalisation in line with sustainable measures and engage with all relevant stakeholders and interested parties to encourage their regeneration and revitalisation.	Potential positive / neutral effects for all SEOs
<b>Provision of Local Support Facilities</b>		
<b>Objective EEO21:</b>	Encourage the provision of Local Support Facilities to serve the needs of the employees within major employment areas.	Potential positive / neutral effects for all SEOs
<b>Stakeholder Engagement</b>		
<b>Policy EEP12:</b>	Liaise and engage with all relevant public service providers to ensure that zoned lands are serviced in a timely fashion and future-proofed to facilitate opportunities for employment and enterprise creation.	Potential partly positive partly uncertain effects for SEOs
<b>Changing work practices</b>		
<b>Policy EEP13:</b>	Promote and facilitate different work practices that have developed recently and continue to support the existing co-working facilities, remote working hubs and enterprise centres throughout the county.	Potential positive / neutral effects for all SEOs
<b>Home Based Economic Activity</b>		
<b>Objective EEO22:</b>	Support the provision of home-based economic activity that is subordinate to the main residential use of a dwelling and that does not cause injury to the amenities of the area.	Potential positive / neutral effects for all SEOs
<b>Remote Working</b>		
<b>Objective EEO23:</b>	Support the <i>Making Remote Work - National Remote Work Strategy</i> and the provision of appropriate IT infrastructure and facilities that enable a better life-work balance enabling people to live near their place of work.	Potential positive / neutral effects for all SEOs
<b>Engagement with LCDC and LEO</b>		
<b>Policy EEP14:</b>	Liaise and coordinate with Fingal's Local Community Development Committee and Local Enterprise Office to ensure that the appropriate objectives, measures and actions included in the Local Economic Community Plan are supported by policies and objectives in the Plan.	Potential positive / neutral effects for all SEOs
<b>FDI and Indigenous enterprises</b>		
<b>Policy EEP15:</b>	Actively seek and facilitate continued opportunities for investment in and development of FDI and indigenous enterprises at appropriate locations in the County.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Fingal Skills Strategy</b>		
<b>Policy EEP16:</b>	Have regard to the recommendations of the Fingal Skills Strategy and support the delivery of the actions therein.	Potential positive / neutral effects for all SEOs
<b>Educational Investment and Third Level Institutions</b>		
<b>Objective EEO24:</b>	Support continued educational investment in the County and promote collaboration between third level institutions located within and outside of Fingal and a range of industrial sectors.	Potential positive / neutral effects for all SEOs
<b>Synergies between Education, Technology and Industry</b>		
<b>Objective EEO25:</b>	Facilitate and promote synergies between education, technology and industry.	Potential positive / neutral effects for all SEOs
<b>Craft Apprenticeship Schemes</b>		
<b>Objective EEO26:</b>	Promote and facilitate Council run craft apprenticeship schemes, working with SOLAS, for the main trades, including plumbing, electricians, painting/ decorating, stonecutting/stonemasonry, carpentry/joinery, brick and stone laying, pipefitting, plastering, scaffolding, in particular given the scarcity of skilled tradesmen and women employed by this Council.	Potential positive / neutral effects for all SEOs
<b>Dublin Rural LEADER Programme and the Town &amp; Village Renewal Scheme.</b>		
<b>Policy EEP17:</b>	Continue to support the Dublin Rural LEADER Programme and the Town and Village Renewal Scheme.	Potential positive / neutral effects for all SEOs
<b>Green Economy</b>		
<b>Policy EEP18:</b>	Support the Green Economy as a means of future proofing the county's economy and facilitate this through orderly growth.	Potential positive / neutral effects for all SEOs
<b>Sustainable Approach to Enterprise and Employment</b>		
<b>Objective EEO27:</b>	Ensure that a sustainable approach is taken to enterprise development and employment creation across all sectors of the Fingal economy in accordance with the Green Economy national frameworks relevant to each sector.	Potential positive / neutral effects for all SEOs
<b>Collaboration on Green Approaches to Economic Development</b>		
<b>Objective EEO28:</b>	Engage with all relevant government stakeholders, enterprise agencies and sectoral representatives in pursuing 'green' approaches to economic development, and actively collaborate with key industry and educational bodies to promote Fingal based initiatives across the economic sectors.	Potential positive / neutral effects for all SEOs
<b>Green Economy Initiatives</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO29:</b>	Support and resource Green Economy initiatives, such as the Green Way project as a showcase of such initiatives that are operational in the Fingal area.	Potential positive / neutral effects for all SEOs
<b>The Green Economy</b>		
<b>Objective EEO30:</b>	Support the growth of the 'green economy' including renewable energy, retrofitting, and electric vehicles and charging infrastructure, supporting the transition towards a circular economy in compliance with national policy and legislation.	Potential positive / neutral effects for all SEOs
<b>Green Economy Initiatives</b>		
<b>Objective EEO31:</b>	Support the growth of business in the green and circular economy and the initiatives within the IDA strategy 'Driving Recovery and Sustainable Growth', or any superseding document.	Potential positive / neutral effects for all SEOs
<b>Evening-Night Time Economy</b>		
<b>Objective EEO32:</b>	Support the <i>Dublin Regional Enterprise Plan 2024</i> in this Plan.	Potential positive / neutral effects for all SEOs
<b>Evening/Night Time Economy</b>		
<b>Policy EEP19:</b>	Promote and encourage evening / night-time economy uses that contribute to the vitality of our rural towns and villages and that support the creation of a safe, balanced and socially inclusive evening/night-time economy.	Potential positive / neutral effects for all SEOs
<b>Evening/Night Time Economy</b>		
<b>Objective EEO33:</b>	Support and facilitate evening / night time economy uses that contribute to the vitality of towns and villages, ensuring the creation of a safe, balanced and socially inclusive evening / night time economy.	Potential positive / neutral effects for all SEOs
<b>Diversification of Evening/Night Time Economy</b>		
<b>Objective EEO34:</b>	Support uses that would result in the diversification of the evening and night time economy in towns and villages where there is no negative impact on the amenity of adjacent residential uses through noise disturbance or cumulative impact in terms of other night-time uses in the immediate area.	Potential positive / neutral effects for all SEOs
<b>Manufacturing</b>		
<b>Policy EEP20:</b>	Promote the growth of the manufacturing sector in Fingal by responding to the varying needs and requirements of the different components within the sector and by creating high quality built environments offering a range of building sizes and formats, supported by the targeted provision of necessary infrastructure.	Potential positive / neutral effects for all SEOs
<b>Range of Industrial/Manufacturing Units</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO35:</b>	Ensure that a range of industrial and/ or manufacturing units, in terms of size, scale, format and arrangements, is provided for to adequately respond to enterprise requirements in different economic sectors.	Potential positive / neutral effects for all SEOs
<b>Needs of Enterprises and Bespoke Building Facilities</b>		
<b>Objective EEO36:</b>	Proactively respond to the needs of enterprises undertaking pharmaceutical, data centre, food production and logistics activities that require bespoke building facilities to meet their specific manufacturing requirements.	Potential partly positive partly uncertain effects for SEOs
<b>Development Standards for Industrial/Manufacturing Buildings</b>		
<b>Objective EEO37:</b>	Ensure that proposals for industrial and/ or manufacturing buildings demonstrate regard to the relevant development standards.	Potential positive / neutral effects for all SEOs
<b>ICT, Financial and Banking Sector</b>		
<b>Objective EEO38:</b>	Promote the growth of the ICT and financial and banking sector in Fingal by facilitating the conditions conducive to such development including the creation of high quality physical environments offering a range of building and office accommodation types, supported through the provision of the necessary services and public transport infrastructure.	Potential partly positive partly uncertain effects for SEOs
<b>Economic Potential of ICT, Financial and Banking Sectors</b>		
<b>Objective EEO39:</b>	Engage and collaborate with key stakeholders, relevant agencies, and sectoral representatives to develop the ICT and financial and banking sectors in Fingal and to ensure that the economic potential of the sectors are secured for the benefit of the local economy, and national economy.	Potential positive / neutral effects for all SEOs
<b>Growth of ICT, Financial and Banking Sectors</b>		
<b>Objective EEO40:</b>	Promote the growth of the ICT, financial and banking sector in Fingal by making the county an attractive location to live and recognise the growing importance of placemaking, strong communities, and amenities as a key driver of investment.	Potential positive / neutral effects for all SEOs
<b>Marine Sector</b>		
<b>Objective EEO41:</b>	Support the existing diverse nature of the marine sector in Fingal, and identify and promote sustainable growth opportunities, while protecting European sites. This shall be achieved through engagement and partnership with the relevant agencies, sectoral representatives and local communities.	Potential partly positive partly uncertain effects for SEOs
<b>Marine Sectors Development and Environmental Issues</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO42:</b>	Ensure that proposals for economic development associated with the marine sector are cognisant of the sensitivities of many of Fingal's coastal locations and that relevant environmental issues are appropriately considered.	Potential positive / neutral effects for all SEOs
<b>Feasibility Study of the Fingal Coastline</b>		
<b>Objective EEO43:</b>	Undertake a feasibility study of the Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits and requirements. As part of the study the impact on the receiving marine environment, including the coastline, will be assessed and Screening for Appropriate Assessment and SEA undertaken	Potential partly uncertain, partly negative effects for SEOs
<b>Facilitating the development of Tourism</b>		
<b>Policy EEP21:</b>	Facilitate and promote the development of tourism in the County and ensure that the appropriate policies, objectives and measures identified in the <i>Tourism Statement of Strategy and Work Programme 2017-2022</i> are aligned with and supported by policies and objectives in the Plan.	Potential positive / neutral effects for all SEOs
<b>Economic Potential of the Tourism Sector</b>		
<b>Objective EEO44:</b>	Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the tourism sector in Fingal and to ensure that the economic potential of the tourism sector is secured for the benefit of the local economy.	Potential partly positive partly uncertain effects for SEOs
<b>Tourism and Economic Growth</b>		
<b>Objective EEO45:</b>	Promote and facilitate tourism as one of the key economic pillars of the County's economy and a major generator of employment and to support the provision of necessary significant increase in facilities such as hotels, aparthotels, tourist hostels, cafes and restaurants, visitor attractions, including those for children.	Potential partly positive partly uncertain effects for SEOs
<b>Tourism Infrastructure</b>		
<b>Policy EEP22:</b>	Support development of tourism infrastructure, visitor attractions and supporting facilities at appropriate locations in the County in a manner that does not have an adverse impact on the receiving areas and the receiving environment.	Potential partly positive partly uncertain effects for SEOs
<b>Tourist Related Facilities</b>		
<b>Objective EEO46:</b>	Direct the provision of tourist related facilities, such as information offices and cultural centres, into town and village locations to support and strengthen the existing economic infrastructure of such centres.	Potential positive / neutral effects for all SEOs
<b>Conservation and Protection</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO47:</b>	Ensure the economic benefits associated with promoting the County's natural, cultural and built heritage are balanced with due consideration for their conservation and protection.	Potential positive / neutral effects for all SEOs
<b>Events and Concerts</b>		
<b>Objective EEO48:</b>	Support events and concerts at suitable locations within Fingal subject to the appropriate licensing arrangements, in consultation with affected stakeholders such as community groups, local businesses and residents in the immediate area where feasible and practical, and to protect and safeguard the amenities of the area and the natural and built heritage.	Potential positive / neutral effects for all SEOs
<b>Rural-Based Tourism</b>		
<b>Objective EEO49:</b>	Promote opportunities for enterprise and employment creation in rural-based tourism where it can be demonstrated that the resultant development will not have a negative impact on the receiving rural environment.	Potential positive / neutral effects for all SEOs
<b>Supporting Cycling and Walking Groups</b>		
<b>Objective EEO50:</b>	Support walking groups and local communities to develop walking trails in towns and villages both for the enjoyment of local people and as an attractor for visitors to the area, promoting local economic development.	Potential partly positive partly uncertain effects for SEOs
<b>Integrated Tourism Complexes</b>		
<b>Objective EEO51:</b>	Facilitate, where appropriate, the conversion of former demesnes and estates and their outbuildings into integrated tourist, leisure and recreational complex type developments subject to architectural conservation best practice and proper planning and sustainable development, having regard to protecting the demesne type landscape and existing natural features, and providing improved pedestrian access, where appropriate.	Potential partly positive partly uncertain effects for SEOs
<b>Sustainable Tourism Initiatives</b>		
<b>Objective EEO52:</b>	Support sustainable tourism initiatives which develop the tourist potential of the rural area while recognising and enhancing the quality and values of the rural area.	Potential positive / neutral effects for all SEOs
<b>Recreation in the Natural Landscape</b>		
<b>Objective EEO53:</b>	Support recreational pursuits which promote the use of natural landscape features in a way which does not detract or cause undue damage to the features upon which any such proposed initiatives rely. Where the proposed pursuit involves land use changes either within or adjacent to European sites, proposals will be subject to Screening for Appropriate Assessment.	Potential partly positive partly uncertain effects for SEOs
<b>Safe Walking and Cycling</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO54:</b>	Promote informal recreation, particularly walking, through the development and expansion of a network of safe walking trails that provides access to scenic uplands, riverine and coastal features and within towns and villages and their environs. Such routes can link with existing way marked trails, Slí na Slainte walks and parts of the Green Infrastructure Network and other local resources, such as existing or new rights of way.	Potential partly positive partly uncertain effects for SEOs
<b>New Fencing for Lands Open to or Used by the Public During the Ten Years Preceding</b>		
<b>Objective EEO55:</b>	<p>The following criteria will be used when assessing planning applications for new fencing in relation to lands open to or used by the public during the ten years preceding. Such fencing is not exempted development in accordance with Art. 9(1)(A)(x) of the Planning and Development Regulations.</p> <ul style="list-style-type: none"> <li>• Such fencing in upland or amenity areas shall conform to the best agricultural practice.</li> <li>• The nature of the material to be used, the height of the fence and in the case of a wire fence, the type of wire to be used will be taken into account.</li> <li>• Stiles or gates at appropriate places may be required</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Tourism in Rural Villages</b>		
<b>Objective EEO56:</b>	Maximise the tourism potential of the rural villages by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products and co-operate with the relevant bodies in the marketing and promotion of tourism in the area.	Potential positive / neutral effects for all SEOs
<b>Seamus Ennis Arts Centre</b>		
<b>Objective EEO57:</b>	Promote the extension and development of the Seamus Ennis Arts Centre, to incorporate a purpose built theatre/performance venue and ancillary facilities.	Potential positive / neutral effects for all SEOs
<b>Bed and Breakfast or Guest House Accommodation</b>		
<b>Objective EEO58:</b>	Support proposed extensions to existing dwellings, within areas which have zoning objectives, RU, GB, HA, RV, or RC, which provide for bed and breakfast or guest house accommodation where the size, design, surface water management and foul drainage arrangements for the proposed development does not erode the rural quality and character of the surrounding area.	Potential partly positive partly uncertain effects for SEOs
<b>Campsites</b>		
<b>Objective EEO59:</b>	Support the development of appropriately located and sensitively designed campsites, with required ancillary facilities, as an alternative form of accommodation for visitors to the County.	Potential partly positive partly uncertain effects for SEOs
<b>Campsites Adjacent to Settlements</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO60:</b>	Any campsite adjacent to settlements shall, in terms of scale, layout and design, have regard to the existing character of the village and residential amenity. A detailed hard and soft landscaping plan shall be submitted for camp site applications.	Potential positive / neutral effects for all SEOs
<b>Rural Economy</b>		
<b>Policy EEP23:</b>	Support and protect existing rural economies such as valuable agricultural lands to ensure sustainable food supply, to protect the value and character of open countryside and to support the diversification of rural economies to create additional jobs and maximise opportunities in emerging sectors, such as agri-business, renewable energy, tourism and forestry.	Potential positive / neutral effects for all SEOs
<b>Provision of Space for Small Scale Employment</b>		
<b>Objective EEO61:</b>	Encourage and support local enterprise within Fingal's small towns, villages and rural business zones by facilitating the provision of space for small scale employment including office development.	Potential positive / neutral effects for all SEOs
<b>Re-use of Vacant and Under-utilised Buildings within Rural Villages</b>		
<b>Objective EEO62:</b>	Encourage the re-use of vacant and under-utilised buildings within Rural Villages as remote working hubs and / or accommodation for small and medium sized enterprises.	Potential positive / neutral effects for all SEOs
<b>Protecting The Rural Landscape And Natural Heritage</b>		
<b>Policy EEP24:</b>	Balance protecting the landscape and natural heritage of rural Fingal with the need to harness and promote economic opportunities associated with rural life such as agricultural, horticultural, tourism and rural-related economic uses.	Potential positive / neutral effects for all SEOs
<b>Sustainable Agricultural Practices</b>		
<b>Objective EEO63:</b>	Encourage the development of environmentally sustainable agricultural practices, to ensure that development does not impinge on the visual amenity of the countryside and that watercourses, wildlife habitats and areas of ecological importance are protected from the threat of pollution.	Potential positive / neutral effects for all SEOs
<b>Sustainable Horticultural Practices</b>		
<b>Objective EEO64:</b>	Support and facilitate the development of environmentally sustainable horticultural practices.	Potential positive / neutral effects for all SEOs
<b>Markets</b>		
<b>Policy EEP25:</b>	Support outdoor and indoor markets in towns and villages in Fingal.	Potential positive / neutral effects for all SEOs
<b>Licensed Country Markets</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO65:</b>	Support the licensed operation of local country markets at suitable locations in Towns and Rural Villages.	Potential positive / neutral effects for all SEOs
<b>Forestry</b>		
<b>Objective EEO66:</b>	Facilitate the sustainable development of forestry provided that it is in harmony with the surrounding landscape, that no significant adverse impacts are caused to natural waters, wildlife habitats, or conservation areas and that it does not have a significant adverse visual impact on the local landscape and subject to compliance with normal planning and environmental criteria.	Potential positive / neutral effects for all SEOs
<b>Sustainable Forest Development</b>		
<b>Objective EEO67:</b>	Support the Forest Service of the Department of Agriculture, Food and Marine in implementing sustainable forest development in line with National policy guidance.	Potential positive / neutral effects for all SEOs
<b>Protection and Enhancement of Native Woodlands</b>		
<b>Objective EEO68:</b>	Support the protection and enhancement of existing native woodlands and where appropriate, the conversion of coniferous forest to native woodlands with a focus on opportunities for habitat linkage and wider eco-services.	Potential positive / neutral effects for all SEOs
<b>Access to Forestry</b>		
<b>Objective EEO69:</b>	Encourage access to forestry for walking routes, biking trails and other non-noise generating recreational activities.	Potential partly positive partly uncertain effects for SEOs
<b>Renewable Energy and Alternative Energy</b>		
<b>Objective EEO70:</b>	Facilitate and encourage the development of the alternative energy sector, in line with a Local Renewable Energy Strategy, and work with the relevant agencies to support the development of alternative forms of energy where such developments do not negatively impact upon the environmental quality, and visual, residential or rural amenity of the area.	Potential partly positive partly uncertain effects for SEOs
<b>Rural Enterprise</b>		
<b>Policy EEP26:</b>	Encourage and support local enterprise within Fingal's small towns, villages and rural business zones by facilitating the provision of space for small scale employment including office development.	Potential positive / neutral effects for all SEOs
<b>Vacant and Under-Utilised Buildings</b>		
<b>Objective EEO71:</b>	Encourage the re-use of vacant and under-utilised buildings within Rural Villages as accommodation for small and medium sized enterprises	Potential positive / neutral effects for all SEOs
<b>Home-Based Economic Activities</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO72:</b>	<p>Permit home-based economic activities in existing dwellings, where by virtue of their nature and scale, the activities can be accommodated such that the proposed activity does not impact in an excessively negative way on:</p> <ul style="list-style-type: none"> <li>i. The operation of agriculture or horticulture farms in the vicinity,</li> <li>ii. The rural ecology and landscape of the area,</li> <li>iii. Any adjacent residential use,</li> <li>iv. The primary use of the dwelling as a residence.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Broadband</b>		
<b>Objective EEO73:</b>	Support and facilitate the expansion and rollout of high-speed broadband services within rural areas.	Potential partly positive partly uncertain effects for SEOs
<b>Aggregate Extraction</b>		
<b>Policy EEP27:</b>	Protect and safeguard the County's natural aggregate resources from inappropriate Development and support the sustainable extraction of aggregate resources at suitable locations within the County subject to appropriate environmental safeguards.	Potential partly uncertain, partly negative effects for SEOs
<b>Avoidance of Adverse Impacts on the Environment, Residential and Visual Amenities</b>		
<b>Objective EEO74:</b>	Ensure that proposals for extraction and land reclamation avoid significant adverse impacts on the environment, residential amenities and the visual amenity of the area through environmental assessment, mitigation and appropriate provision for the restoration of the landscape.	Potential positive / neutral effects for all SEOs
<b>Mineral Extraction and Land Reclamation</b>		
<b>Objective EEO75:</b>	Prohibit mineral extraction and land reclamation along the coast, particularly in proximity to estuaries, except in exceptional circumstances, where it can be demonstrated that there will be no significant adverse impact on the environment, visual amenity, heritage or the conservation objectives of European Sites.	Potential positive / neutral effects for all SEOs
<b>Prohibit Removal of Beach Material</b>		
<b>Objective EEO76:</b>	Prohibit the removal of beach material, aggregates, sand and gravel, including the removal of material from sand dune ecosystems.	Potential positive / neutral effects for all SEOs
<b>Preserve and Protect Coastal Wetlands, Coastal Habitats and Estuarine Marshes</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO77:</b>	Preserve and protect coastal wetlands, coastal habitats, and estuarine marsh lands in coastal areas from inappropriate development, including land reclamation. Any proposals for land reclamation in coastal areas shall be subject to Screening for Appropriate Assessment and to an assessment of impacts on any such wetlands, coastal habitats, and estuarine marsh lands and its impacts on coastal processes including erosion, deposition, accretion and flooding particularly in light of climate change.	Potential positive / neutral effects for all SEOs
<b>Agriculture</b>		
<b>Policy EEP28:</b>	Safeguard the agricultural identity of North Fingal, promoting the rural character of the County and supporting the agricultural/horticultural production sectors.	Potential positive / neutral effects for all SEOs
<b>Regenerative Farming &amp; Community Supported Agriculture</b>		
<b>Policy EEP29:</b>	To support and encourage Organic and Regenerative Farming and Community Supported Agriculture in the Fingal Area.	Potential positive / neutral effects for all SEOs
<b>Protection of Agricultural Lands</b>		
<b>Objective EEO78:</b>	Support and facilitate the protection of agricultural lands in the County, ensuring that new development does not irreversibly harm or compromise the commercial viability of existing agricultural land.	Potential positive / neutral effects for all SEOs
<b>Support and Facilitate Horticultural Development</b>		
<b>Objective EEO79:</b>	Support and facilitate horticultural development in Fingal encouraging the establishment/expansion of new enterprises where appropriate.	Potential positive / neutral effects for all SEOs
<b>Support and Facilitate Agri-business Growth</b>		
<b>Objective EEO80:</b>	Support and facilitate the growth of agribusiness in Fingal and encourage agribusiness and support services which are directly related to the local horticultural or agricultural sectors in RB and FP zoned areas.	Potential positive / neutral effects for all SEOs
<b>Direct and Encourage Agribusiness to Appropriate Locations</b>		
<b>Objective EEO81:</b>	Direct and encourage agribusiness which relies primarily on imported food and produce into areas which have adequate road infrastructure, and which are appropriately zoned.	Potential positive / neutral effects for all SEOs
<b>Support and Encourage the Equine Industry</b>		
<b>Objective EEO82:</b>	Support and encourage the development and expansion of the equine industry in the County, including supporting equine related activities of an appropriate size and at suitable locations.	Potential positive / neutral effects for all SEOs
<b>Agri Food Industry</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy EEP30:</b>	Encourage and provide for industry specifically linked to food, agriculture and the development of added value opportunities in these areas.	Potential partly positive partly uncertain effects for SEOs
<b>Fingal Agri-Food Strategy 2019-2021</b>		
<b>Policy EEP31:</b>	Support the objectives and actions of the <i>Fingal Agri-food Strategy 2019-2021</i> and the new <i>Fingal Food Policy</i> which will be developed in the lifetime of this Plan.	Potential partly positive partly uncertain effects for SEOs
<b>Develop and Promote the Agri-food Sector</b>		
<b>Objective EEO83:</b>	Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the agri-food sector in Fingal and the new Fingal Food Policy, to promote and showcase the agri-food sector, including supporting events such as the Flavours of Fingal, and to ensure that the potential of the sector is secured for the benefit of local communities, the environment, the local economy, and national economy.	Potential positive / neutral effects for all SEOs
<b>Balance Economic Benefits of Agri-food Sector with Protection of the Rural Environment</b>		
<b>Objective EEO84:</b>	Ensure the economic benefits associated with promoting the County's agri-food sector are balanced with due consideration for the conservation and protection of the rural environment.	Potential positive / neutral effects for all SEOs
<b>Creation of High Quality Built Environments to Facilitate Growth</b>		
<b>Objective EEO85:</b>	Promote the growth of the agri-food sector in Fingal by responding to the varying needs and requirements of the different components within the sector and by creating high quality built environments offering a range of building sizes and formats, supported by the targeted provision of necessary infrastructure.	Potential partly positive partly uncertain effects for SEOs
<b>Farm Diversification</b>		
<b>Objective EEO86:</b>	Promote farm diversification where: <ul style="list-style-type: none"> <li>- the proposal is related directly either to the agricultural operation engaged upon on the farm or the rural nature of the area.</li> <li>- The use is compatible with the existing road infrastructure in the area.</li> <li>- it does not unacceptably impact on the landscape, environment and character of the area.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Promote Sensitive Re-use and Adaptation of Farm Buildings</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO87:</b>	Promote the sensitive re-use and adaptation of existing farm buildings for farm diversification. Where a new building is necessary, it shall be sited, where practical, in or adjacent to the existing group of farm buildings and shall relate to existing buildings and the surrounding countryside in terms of design, siting, and materials.	Potential positive / neutral effects for all SEOs
<b>Support Teagasc and Other Farming / Local Bodies</b>		
<b>Objective EEO88:</b>	Support and facilitate the work of Teagasc and other farming / local bodies within the County in the promotion of the rural economy, including agriculture development, rural diversification, tourism adaptation and in the development of new initiatives to support farming.	Potential positive / neutral effects for all SEOs
<b>Retail</b>		
<b>Policy EEP32:</b>	Support and reinforce the retail strategy within the County having regard to the RSES, or any superseding regional retail strategy, and explore the opportunity to strengthen the retail function in Fingal's towns and villages.	Potential positive / neutral effects for all SEOs
<b>Fingal Retail Hierarchy</b>		
<b>Objective EEO89:</b>	Require that new significant retail development be primarily directed to the higher Levels in the Fingal Retail Hierarchy and specifically to the core retail areas identified for these centres. Only in exceptional circumstances (where the Planning Authority is satisfied that there are no sites or potential sites available either within the core retail area or on-the-edge of the core, and that the proposed retail development is necessary to serve the needs of the area) will proposed retail developments that are located outside of these centres and/ or the core retail areas of these centres be positively considered.	Potential partly positive partly uncertain effects for SEOs
<b>New Retail Development</b>		
<b>Objective EEO90:</b>	Ensure that applications for new retail development are consistent with the retail policies of the Development Plan, in particular with the Fingal Retail Hierarchy, and are assessed in accordance with the requirements of the <i>Guidelines for Planning Authorities: Retail Planning</i> , including, where appropriate, the application of the Sequential Approach, and requirements for retail impact assessments and transport impact assessments for retail developments which due to their scale and/ or location may impact on the vitality and viability of major town, town, local and village centres, while having regard to the impact such directions/ developments may have on the existing businesses operating within the area.	Potential positive / neutral effects for all SEOs
<b>Level 2 Centres</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO91:</b>	Develop and promote Swords and Blanchardstown as sustainable, vibrant and prosperous Major Town Centres operating at the highest retail Level within the Fingal Retail Hierarchy, and to further strengthen, improve and diversify the retailing performance of Swords and Blanchardstown within a regional context.	Potential positive / neutral effects for all SEOs
<b>Facilitate improvements to the retail offer and function in Level 2 Centres</b>		
<b>Objective EEO92:</b>	Facilitate improvements to the quantum and quality of retail offer and function in Swords and Blanchardstown, and ensure their sustainable development by consolidating, intensifying and enhancing their existing core retail areas, and by directing new retail opportunities into the core retail areas identified for each.	Potential positive / neutral effects for all SEOs
<b>Level 3 Centres</b>		
<b>Objective EEO93:</b>	Ensure the development of Balbriggan, Malahide, Skerries and Charlestown, as sustainable, vibrant and prosperous Town Centres performing at a high retail level within the Fingal Retail Hierarchy to meet the retailing needs of and offer sufficient retail choice to their local populations and catchment populations	Potential positive / neutral effects for all SEOs
<b>Retail Offer and Function in Level 3 Centres</b>		
<b>Objective EEO94:</b>	Facilitate appropriately scaled improvements to the quantum and quality of retail offer and function in Balbriggan, Malahide, Skerries, Charlestown, Rush, Lusk and Donabate and ensure their sustainable development by consolidating, intensifying and enhancing their existing core retail areas, and by directing new retail opportunities into the core retail areas identified for each.	Potential positive / neutral effects for all SEOs
<b>Ensure Sufficient Retail Offer in Level 3 Town Centres</b>		
<b>Objective EEO95:</b>	Ensure that the Level 3 Town Centres have a retail offer that is sufficient in terms of scale, type, and range without adversely impacting on or diverting trade from the higher order retailing locations.	Potential positive / neutral effects for all SEOs
<b>Level 4 Centres</b>		
<b>Objective EEO96:</b>	Ensure the development of Level 4 Centres as sustainable, vibrant and prosperous Small Towns, Village Centres and Local Centres performing at a level within the Fingal Retail Hierarchy to meet the retailing needs of immediate local populations and catchment populations.	Potential positive / neutral effects for all SEOs
<b>Retail Provision in Level 4 Centres</b>		
<b>Objective EEO97:</b>	Where a gap in the retail provision of a Level 4 Centre is identified and established, facilitate appropriately scaled improvements to the retail offer and function in Level 4 Centres and ensure their	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	sustainable development by enhancing the existing Centre for each and directing new retail opportunities into the Centres.	
<b>Ensure Sufficient Retail Offer in Level 4 Towns and Centres</b>		
<b>Objective EEO98:</b>	Ensure that the Level 4 Small Towns, Village Centres and Local Centres have a retail offer that is sufficient in terms of scale, type, and range without adversely impacting on or diverting trade from the higher order retailing locations.	Potential positive / neutral effects for all SEOs
<b>Level 5 Centres</b>		
<b>Objective EEO99:</b>	Ensure the development of Level 5 Centres as sustainable, vibrant and prosperous Local Shops and Small Villages performing at a level within the Fingal Retail Hierarchy to meet the retailing needs of immediate local populations and catchment populations.	Potential positive / neutral effects for all SEOs
<b>Retail Provision in Level 5 Centres</b>		
<b>Objective EEO100:</b>	Where a gap in the retail provision of a Level 5 Centre is identified and established, facilitate appropriately scaled improvements to the retail offer and function of Level 5 Centres and ensure their sustainable development by enhancing the existing Centre for each and directing new retail opportunities into the Centres.	Potential positive / neutral effects for all SEOs
<b>Retail Offer in Level 5 Local Shops and Small Villages</b>		
<b>Objective EEO101:</b>	Ensure that the Level 5 Local Shops and Small Villages have a retail offer that is sufficient in terms of scale, type, and range without adversely impacting on or diverting trade from the higher order retailing locations.	Potential positive / neutral effects for all SEOs
<b>Ensure retailing remains as the Core Function of Centres</b>		
<b>Objective EEO102:</b>	Maintain and strengthen the vitality, viability and regeneration of the County's Major Town, Town, Local and Village Centres by providing for civic, leisure, cultural and tourism attractions while ensuring that retailing remains a core function of these centres.	Potential positive / neutral effects for all SEOs
<b>Use of Vacant Floor Space and Refurbishment and Replacement of Obsolete Units</b>		
<b>Objective EEO103:</b>	Promote the use of vacant floor space in our major town centres, town centres, local centres and villages and support proposals for refurbishment and replacement of obsolete buildings/units within these centres.	Potential positive / neutral effects for all SEOs
<b>Non-Retail Uses</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective EEO104:</b>	Control the provision of non-retail uses, especially at ground floor level, in the main streets of towns and villages, shopping centres and local centres to ensure that injury is not caused to the amenities of these streets and centres through the loss of retail opportunities.	Potential positive / neutral effects for all SEOs
<b>Prevent Over-Supply of Specific Uses / Outlets</b>		
<b>Objective EEO105:</b>	Prevent an over-supply or dominance of fast food outlets, takeaways, off licences, adult shops, gaming arcades and betting offices in the main streets of towns and villages, shopping centres and local centres to ensure that injury is not caused to the amenities of these streets and centres through the loss of retail opportunities.	Potential positive / neutral effects for all SEOs
<b>Retail Warehousing and Retail Parks</b>		
<b>Objective EEO106:</b>	Direct demand for new retail warehousing and/ or retail parks into the Major Town Centre 'MC' zoned lands of the Level 2 higher order retailing locations and into the Retail Warehousing 'RW' zoning, preferably, in the first instance, to consolidate the existing clusters of retail warehouses and/ or retail parks.	Potential positive / neutral effects for all SEOs
<b>Applications for New Retail Warehousing and Retail Parks</b>		
<b>Objective EEO107:</b>	Ensure that applications for new retail warehousing and/ or retail parks are consistent with the requirements of the <i>Guidelines for Planning Authorities: Retail Planning</i> , including, where appropriate, the application of the Sequential Approach, and requirements for retail impact assessments and transport impact assessments for retail developments which due to their scale and/ or location may impact on the vitality and viability of existing retail parks.	Potential positive / neutral effects for all SEOs

## Chapter 8: Dublin Airport

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Dublin Airport Local Area Plan 2020</b>		
<b>Policy DAP1:</b>	Continue to support Dublin Airport as a key national asset to Ireland's economic success by ensuring that all future development complies with the strategic aims and objectives contained within the Dublin Airport Local Area Plan, 2020 or any subsequent LAP or extension of same.	Potential positive / neutral effects for all SEOs
<b>Safeguarding Dublin Airport</b>		
<b>Objective DAO1:</b>	Facilitate the operation and future development of Dublin Airport, in line with Government policy and the <i>Dublin Airport Local Area Plan 2020</i> , or any subsequent LAP or extension of same, recognising its role in the provision of air transport, both passenger and freight.	Potential partly positive partly uncertain effects for SEOs
<b>Safeguarding the Current and Future Requirements of Dublin Airport</b>		
<b>Objective DAO2:</b>	Safeguard the current and future operational, safety, technical and developmental requirements of Dublin Airport and provide for its ongoing development in accordance with the <i>Dublin Airport Local Area Plan 2020</i> , or any subsequent LAP or extension of same, having regard to both the environmental impact on local communities and the economic impact on businesses within the area.	Potential partly positive partly uncertain effects for SEOs
<b>Secondary Hub</b>		
<b>Objective DAO3:</b>	Engage and collaborate with key stakeholders, relevant agencies and sectoral representatives to ensure that Dublin Airport is developed and promoted as a secondary hub to capitalise on the associated wider economic benefits for Fingal and the wider region.	Potential positive / neutral effects for all SEOs
<b>Infrastructure Provision</b>		
<b>Policy DAP2:</b>	Ensure that the required infrastructure and facilities are provided at Dublin Airport, in accordance with the Dublin Airport LAP 2020, or any subsequent LAP or extension of same, so that the Airport can develop further and operate to its maximum sustainable potential, whilst taking into account the impact on local communities, the environment and climate change.	Potential partly uncertain, partly negative effects for SEOs
<b>Aviation Infrastructure and Facilities</b>		
<b>Objective DAO4:</b>	Ensure that the required infrastructure and facilities are provided at Dublin Airport so that the aviation sector can develop further and operate to its maximum sustainable potential, whilst taking into account the impact on local residential areas, and any negative impact such proposed developments may have on the sustainability of similar existing developments in the surrounding area, and the impact on the environment, including the climate.	Potential partly uncertain, partly negative effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Augmentation and Improvement of Terminal Facilities</b>		
<b>Objective DAO5:</b>	Facilitate the on-going augmentation and improvement of terminal facilities at Dublin Airport.	Potential partly positive partly uncertain effects for SEOs
<b>Integrated Public Transport Network serving Dublin Airport</b>		
<b>Objective DAO6:</b>	Control the supply of car parking at the Airport so as to maximize as far as is practical the use of public transport and sustainable transport modes (walking / cycling) by workers and passengers and to secure the efficient use of land and safeguard the strategic function of the adjacent road network.	Potential positive / neutral effects for all SEOs
<b>Surface Access Needs</b>		
<b>Objective DAO7:</b>	Require and facilitate the provision of an integrated public transport network to serve Dublin Airport.	Potential positive / neutral effects for all SEOs
<b>Aviation Infrastructure and Facilities</b>		
<b>Objective DAO8:</b>	Protect and enhance the transportation capacity required to provide for the surface access needs of the Airport.	Potential partly positive partly uncertain effects for SEOs
<b>Maintain and Protect Accessibility to the Airport</b>		
<b>Objective DAO9:</b>	Maintain and protect accessibility to the Airport as a priority.	Potential positive / neutral effects for all SEOs
<b>Economic Development</b>		
<b>Policy DAP3:</b>	Support an appropriate balance between developing the unique potential of Dublin Airport as an economic generator and major employer in the County and protecting its core operational function as the Country's main international airport, in accordance with the Economic Objectives of the Dublin Airport Local Area Plan, 2020, or any subsequent LAP or extension of same.	Potential partly positive partly uncertain effects for SEOs
<b>Employment Opportunities for Fingal Residents</b>		
<b>Objective DAO10:</b>	Engage with and support the daa and other employment providers in aviation uses associated with Dublin Airport to create quality and easily accessible employment opportunities for Fingal residents.	Potential positive / neutral effects for all SEOs
<b>Transitioning to a Low Carbon Economy</b>		
<b>Policy DAP4:</b>	Ensure that all developments comply with the Climate Actions Objectives and the Circular Economy and Waste Management Objectives in the <i>Dublin Airport Local Area Plan 2020</i> , or any subsequent LAP or extension of same.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Noise</b>		
<b>Policy DAP5:</b>	Support the actions contained within the <i>Noise Action Plan for Dublin Airport (2019-23)</i> , or any subsequent plan or extension of same.	Potential positive / neutral effects for all SEOs
<b>Health of Residents and Aviation Noise</b>		
<b>Policy DAP6:</b>	Protect the health of residents affected by aviation noise, particularly night-time noise.	Potential positive / neutral effects for all SEOs
<b>Requirement for Noise Insulation</b>		
<b>Objective DAO11:</b>	Strictly control inappropriate development and require noise insulation where appropriate in accordance with Table 8.1 above within Noise Zone B and Noise Zone C and where necessary in Assessment Zone D, and actively resist new provision for residential development and other noise sensitive uses within Noise Zone A, as shown on the Development Plan maps, while recognising the housing needs of established families farming in the zone. To accept that time based operational restrictions on usage of the runways are not unreasonable to minimise the adverse impact of noise on existing housing within the inner and outer noise zone.	Potential positive / neutral effects for all SEOs
<b>Noise Zones and New Housing for Farming Families</b>		
<b>Objective DAO12:</b>	<p>Notwithstanding Objective DAO11, apply the provisions with regard to New Housing for Farming Families only, as set out in Chapter 3 Sustainable Placemaking and Quality Homes, within the Inner Noise Zone subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>• Under no circumstances shall any dwelling be permitted within the predicted 69 dB LAeq 16 hours noise contour,</li> <li>• Comprehensive noise insulation shall be required for any house permitted under this objective,</li> <li>• Any planning application shall be accompanied by a noise assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise assessment report.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Aircraft Operations and Noise</b>		
<b>Objective DAO13:</b>	Ensure that aircraft-related development and operation procedures proposed and existing at the Airport consider the requirements of the Aircraft Noise Regulations, the Noise Abatement Objective (NAO) for	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	Dublin Airport, the Noise Action Plan, Health Issues and all measures necessary to mitigate against the potential negative impact of noise from aircraft operations (such as engine testing, taxiing, taking off and landing), on existing established residential communities, while not placing unreasonable, but allowing reasonable restrictions on airport development to prevent detrimental effects on local communities, taking into account the EU Regulation 598/2014 (or any future superseding EU regulation applicable) having regard to the 'Balanced Approach' and the involvement of communities in ensuring a collaborative approach to mitigating against noise pollution.	
<b>Aircraft Movements and Development</b>		
<b>Objective DAO14:</b>	Restrict development which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of the Airport and on the main flight paths serving the Airport, and in particular restrict residential development in areas likely to be affected by levels of noise inappropriate to residential use.	Potential positive / neutral effects for all SEOs
<b>Ongoing Review of Operation of Noise Zones</b>		
<b>Objective DAO15:</b>	Review the operation of the Noise Zones on an ongoing basis in line with the most up to date legislative frameworks in the area, the ongoing programme of noise monitoring in the vicinity of the Airport flight paths, and the availability of improved noise forecasts.	Potential positive / neutral effects for all SEOs
<b>Introduction of a Noise Quota System</b>		
<b>Objective DAO16:</b>	To encourage and promote the introduction of a noise quota system at Dublin Airport to encourage Airlines to use quieter aircraft so as to prevent and reduce, where necessary, on a prioritised basis the effects due to long term exposure to aircraft noise.	Potential positive / neutral effects for all SEOs
<b>Crosswind Runway</b>		
<b>Objective DAO17:</b>	Restrict the Crosswind Runway to essential occasional use on completion of the second east-west runway. 'Essential' use shall be interpreted as use when required by international regulations for safety reasons.	Potential positive / neutral effects for all SEOs
<b>Align with Local Area Plan Objectives</b>		
<b>Policy DAP7:</b>	Ensure that all development within the Dublin Airport Local Area Plan lands will comply with the following Objectives of the <i>Dublin Airport Local Area Plan, 2020</i> , or any subsequent plan or extension of same. These include; <ul style="list-style-type: none"> <li>➤ Flood Risk Management Objectives</li> <li>➤ Sustainable Urban Drainage Objectives</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>➤ Water Supply Objectives</li> <li>➤ Surface Water Quality Objectives</li> <li>➤ Ground Water Objectives</li> <li>➤ Air Quality Objectives</li> <li>➤ Archaeology Objectives</li> <li>➤ Architectural Heritage Objectives</li> <li>➤ Natural Heritage Objectives</li> </ul>	
<b>Safety</b>		
<b>Objective DAO18:</b>	Promote appropriate land use patterns in the vicinity of the flight paths serving the Airport, having regard to the precautionary principle, based on existing and anticipated environmental and safety impacts of aircraft movements.	Potential positive / neutral effects for all SEOs
<b>Review of Public Safety Zones</b>		
<b>Objective DAO19:</b>	Support the review of Public Safety Zones associated with Dublin Airport and implement the policies to be determined by the Government in relation to these Public Safety Zones.	Potential positive / neutral effects for all SEOs
<b>Irish Aviation Authority Publications</b>		
<b>Objective DAO20:</b>	Take into account relevant publications issued by the Irish Aviation Authority in respect of the operations of and development in and around Dublin Airport.	Potential positive / neutral effects for all SEOs
<b>Irish Aviation Authority Advice</b>		
<b>Objective DAO21:</b>	Continue to take account of the advice of the Irish Aviation Authority with regard to the effects of any development proposals on the safety of aircraft or the safe and efficient navigation thereof. To refer planning applications for any proposals that may be developed in the environs of the airport to the Irish Aviation Authority and daa in accordance with the Obstacle Limitation Requirements of Regulation (EU) No 139 / 2014 (EASA Certification Specifications), previously required under ICAO Annex 14, and which are depicted on the aerodrome operator's map.	Potential positive / neutral effects for all SEOs
<b>Weston Aerodrome</b>		
<b>Objective DAO22:</b>	Have regard to the safety and environmental impacts of aircraft movements associated with Weston Aerodrome in the assessment of any relevant development proposal.	Potential positive / neutral effects for all SEOs
<b>Community Engagement</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy DAP8:</b>	Support the ongoing and continued engagement with neighbouring airport communities to ensure that the environmental impacts associated with the development proposals are carefully managed and mitigated through land use planning and environmental monitoring and review processes.	Potential positive / neutral effects for all SEOs
<b>Support for the Local Community</b>		
<b>Policy DAP9:</b>	Support the local community impacted by the expansion of Dublin Airport in efforts to prevent the fragmentation of their community.	Potential positive / neutral effects for all SEOs
<b>Public Stakeholder Forums</b>		
<b>Objective DAO23:</b>	Continue to participate in the Dublin Airport Stakeholders Forum, St. Margaret's Community Liaison Group and other public stakeholder forums involving representatives from Local Authorities, airport operators, community and other stakeholders, providing a forum for discussion of environmental, community and other issues.	Potential positive / neutral effects for all SEOs
<b>Housing Development and Dublin Airport Noise Zones</b>		
<b>Objective DAO24:</b>	Restrict housing development in order to minimise the potential for future conflict between Airport operations and the environmental conditions for residents, in accordance with the Dublin Airport Noise Zones 2019.	Potential positive / neutral effects for all SEOs
<b>Improvements and Extensions to Existing Properties</b>		
<b>Objective DAO25:</b>	Permit improvement and extensions to existing properties in the area where it can be demonstrated that such works do not represent significant intensification of development, and that appropriate consideration of potential noise impacts are incorporated within the proposals.	Potential positive / neutral effects for all SEOs
<b>Design</b>		
<b>Policy DAP10:</b>	Ensure that all development within the Dublin Airport Local Area Plan lands will comply with the Design Objectives of the Dublin Airport Local Area Plan, 2020, or any subsequent LAP or extension of same.	Potential positive / neutral effects for all SEOs
<b>Development within Dublin LAP Lands</b>		
<b>Objective DAO26:</b>	Ensure that all development within the Dublin Airport Local Area Plan lands will be of a high standard of design and sustainability, to reflect the prestigious nature of an international gateway airport, and its location adjacent to Dublin City.	Potential positive / neutral effects for all SEOs

## Chapter 9: Green Infrastructure &amp; Natural Heritage

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Resilient Design</b>		
<b>Policy GINHP1:</b>	Promote an awareness of the benefits of resilient design and the multi-functional nature of green infrastructure. Apply multi-functional principles of green infrastructure to inform the Development Management process in terms of design and layout of new residential areas, business/industrial development and other significant projects while maximising the multi-functional nature of green infrastructure by ensuring the development of synergies between Public Open Space, Biodiversity, SuDS/Water Sensitive Design, Climate Change and Active Travel objectives.	Potential positive / neutral effects for all SEOs
<b>Protection of Green Infrastructure</b>		
<b>Policy GINHP2:</b>	Ensure that areas and networks of green infrastructure are identified, protected, enhanced, managed and created to provide a wide range of environmental, social and economic benefits to communities.	Potential positive / neutral effects for all SEOs
<b>Greening of Developments</b>		
<b>Policy GINHP3:</b>	Encourage measures for the 'greening' of new developments including the use of green roofs, brown roofs, green walls and water harvesting. Where feasible require new developments to incorporate greening elements such as green roofs, brown roofs, green walls, green car parking and SuDs (e.g. clean water ponds fed by rainwater via downpipes).	Potential positive / neutral effects for all SEOs
<b>Urban Greening Plans</b>		
<b>Objective GINHO1:</b>	Develop and implement Urban Greening Plans for Balbriggan, Swords and the wider Dublin 15 area within the lifetime of the Development Plan.	Potential positive / neutral effects for all SEOs
<b>Green Infrastructure Themes</b>		
<b>Policy GINHP4:</b>	Ensure the Green Infrastructure Strategy for Fingal protects and enhances existing green infrastructure resources and plans for future green infrastructure provision which addresses the five main themes identified in this Plan, namely: Biodiversity, Parks, Open Space and Recreation, Sustainable Water Management, Archaeological and Heritage landscapes, Landscape.	Potential positive / neutral effects for all SEOs
<b>Green Infrastructure Network</b>		
<b>Policy GINHP5:</b>	Develop the green infrastructure network to ensure the conservation and enhancement of biodiversity, including the protection of European Sites, the provision of accessible parks, open spaces and recreational facilities (including allotments and community gardens), the sustainable	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	management of water, the maintenance of landscape character including historic landscape character and the protection and enhancement of archaeological and heritage landscapes.	
<b>Fragmentation</b>		
<b>Objective GINHO2:</b>	Reduce fragmentation and enhance the resilience of Fingal's green infrastructure network by strengthening ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional network by connecting all new developments into the wider green infrastructure network.	Potential positive / neutral effects for all SEOs
<b>Biodiversity in Open Space</b>		
<b>Objective GINHO3:</b>	Make provision for biodiversity within public open space and include water sensitive design and management measures (including SuDS) as part of a sustainable approach to open space design and management.	Potential positive / neutral effects for all SEOs
<b>Green Infrastructure and Development</b>		
<b>Objective GINHO4:</b>	Resist development that would fragment or prejudice the County's strategic green infrastructure network.	Potential positive / neutral effects for all SEOs
<b>Pollinator Plan</b>		
<b>Objective GINHO5:</b>	Continue to support the provisions of the <i>National Pollinator Plan 2021-2025</i> through the management and monitoring of the County's pollinator protection sites and through the promotion of additional pollinator sites during the lifetime of this Development Plan.	Potential positive / neutral effects for all SEOs
<b>Agriculture and Horticulture</b>		
<b>Objective GINHO6:</b>	Identify and map the important agricultural and horticultural lands in the County for future food security purposes and protect these lands from development.	Potential positive / neutral effects for all SEOs
<b>Multi-Functionality</b>		
<b>Policy GINHP6:</b>	Ensure delivery of multifunctional green and civic spaces that meet community needs, promote active and passive recreation, flood and surface water management and local habitat improvements. The multi-functionality of spaces will be balanced against the need to protect and enhance local habitat and the recreational and functional requirements of parks.	Potential positive / neutral effects for all SEOs
<b>Provision of Open Space</b>		
<b>Objective GINHO7:</b>	Provide a range of accessible new parks, open spaces and recreational facilities accommodating a wide variety of uses (both passive and active), use intensities and interests.	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Routes</b>		
<b>Objective GINHO8:</b>	Provide attractive and safe routes linking parks and open spaces and other related features such as cultural sites and heritage assets as an integral part of green infrastructure provision, where appropriate and feasible.	Potential partly positive partly uncertain effects for SEOs
<b>Greenways and Net Gain</b>		
<b>Objective GINHO9:</b>	Ensure that all greenway developments have a biodiversity net gain. Nature conservation and opportunities for biodiversity enhancement will be a key part of these infrastructure projects and nature conservation will be considered throughout the lifetime of the project and into the future, following project completion.	Potential positive / neutral effects for all SEOs
<b>Food Production</b>		
<b>Objective GINHO10:</b>	Identify and provide opportunities for Fingal residents to engage in food production through allotments, community gardens and the provision of food foraging areas in new parks and green infrastructure proposals where appropriate.	Potential positive / neutral effects for all SEOs
<b>Donabate Turvey Nature Reserve</b>		
<b>Objective GINHO11:</b>	That Fingal County Council in the lifetime of this Development Plan provides for the development of a wildlife, education and rehabilitation centre within the Turvey Nature Reserve, Turvey Donabate.	Potential positive / neutral effects for all SEOs
<b>Protection</b>		
<b>Policy GINHP7:</b>	Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses, flood plains, riparian corridors, wetlands and coastal area through long-term and liaison with relevant Prescribed Bodies where appropriate.	Potential positive / neutral effects for all SEOs
<b>Green Infrastructure Requirements</b>		
<b>Objective GINHO12:</b>	Ensure the provision of new green infrastructure addresses the requirements of functional flood storage, the sustainable management of coastal erosion, and links with provision for biodiversity, Sustainable Drainage Systems (SuDS) and provision for parks and open space wherever possible and appropriate.	Potential positive / neutral effects for all SEOs
<b>Wetlands</b>		
<b>Objective GINHO13:</b>	Seek the creation of new wetlands and/or enhancement of existing wetlands through provision for Sustainable Drainage Systems (SuDS) where appropriate.	Potential positive / neutral effects for all SEOs
<b>Green Roofs</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective GINHO14:</b>	Seek the provision of green roofs and green walls as an integrated part of Sustainable Drainage Systems (SuDS) and which provide benefits for biodiversity, wherever possible.	Potential positive / neutral effects for all SEOs
<b>SuDS</b>		
<b>Objective GINHO15:</b>	Limit surface water run-off from new developments through the use of appropriate Sustainable Urban Drainage Systems (SuDS) using nature-based solutions and ensure that SuDS is integrated into all new development in the County.	Potential positive / neutral effects for all SEOs
<b>Coastal</b>		
<b>Objective GINHO16:</b>	Ensure the Green Infrastructure Strategy for Fingal protects the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, and promotes the use of soft engineering techniques as an alternative to hard coastal defence works wherever possible.	Potential positive / neutral effects for all SEOs
<b>Archaeology and Green Infrastructure</b>		
<b>Policy GINHP8:</b>	Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the implementation of the Fingal Heritage Plan in relation to the provision of green infrastructure.	Potential positive / neutral effects for all SEOs
<b>Fingal Heritage Plan</b>		
<b>Objective GINHO17:</b>	Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the Fingal Heritage Plan.	Potential positive / neutral effects for all SEOs
<b>Heritage Landscape</b>		
<b>Objective GINHO18:</b>	Ensure, wherever possible and appropriate, that elements of the archaeological and heritage landscape are fully integrated into proposals for new developments at the project design stage.	Potential positive / neutral effects for all SEOs
<b>Landscape Character</b>		
<b>Policy GINHP9:</b>	Ensure green infrastructure provision responds to and reflects landscape character including historic landscape character, conserving, enhancing and augmenting the existing landscapes and townscapes of Fingal which contribute to a distinctive sense of place.	Potential positive / neutral effects for all SEOs
<b>Green Infrastructure and Development</b>		
<b>Policy GINHP10:</b>	Seek a net gain in green infrastructure through the protection and enhancement of existing assets, through the provision of new green infrastructure as an integral part of the planning process, and by taking forward priority projects including those indicated on the Development Plan Green Infrastructure maps during the lifetime of the Development Plan	Potential positive / neutral effects for all SEOs
<b>Green Networks</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective GINHO19:</b>	Create an integrated and coherent green infrastructure for the County by requiring the retention of substantial networks of green space in urban, urban fringe and adjacent countryside areas to serve the needs of communities now and in the future including the need to adapt to and mitigate climate change.	Potential positive / neutral effects for all SEOs
<b>Green Infrastructure and Recreation</b>		
<b>Objective GINHO20:</b>	Where new residential development is proposed, seek, where appropriate to maximise the use and potential of existing parks, open spaces and recreational provision, by upgrading and improving the play and recreational capacity of these existing facilities through development contributions in lieu of new open space or play provision.	Potential positive / neutral effects for all SEOs
<b>Integration of Green Infrastructure</b>		
<b>Objective GINHO21:</b>	Avoid the fragmentation of green spaces in site design and to link green spaces /greening elements to existing adjacent green infrastructure / the public realm where feasible and to provide for ecological functions.	Potential positive / neutral effects for all SEOs
<b>Network Fragmentation</b>		
<b>Objective GINHO22:</b>	Resist development that would fragment or prejudice the County's strategic green infrastructure network.	Potential positive / neutral effects for all SEOs
<b>Polices</b>		
<b>Objective GINHO23:</b>	Support and implement <i>The Forest of Fingal-A Tree Strategy for Fingal, Keeping it Green – An Open Space Strategy for Fingal</i> and <i>Space for Play – A Play Policy for Fingal</i> during the lifetime of the Development Plan.	Potential positive / neutral effects for all SEOs
<b>Allotment Strategy</b>		
<b>Objective GINHO24:</b>	Continue to respond to the demand for Public Allotments and Community Gardens in the County in line with Fingal's adopted Allotment Strategy..	Potential positive / neutral effects for all SEOs
<b>Reintroduction Programmes</b>		
<b>Objective GINHO25:</b>	Promote reintroduction programmes. Reintroduction programmes are an important part of rewilding and increasing biodiversity in the County.	Potential positive / neutral effects for all SEOs
<b>Re-wilding</b>		
<b>Objective GINHO26:</b>	Continue to promote and support re-wilding and pollinator initiatives within the County.	Potential positive / neutral effects for all SEOs
<b>Biodiversity Action Plan</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy GINHP11:</b>	Support the adoption and implementation of the <i>Fingal Biodiversity Action Plan</i> , implementation of the <i>National Biodiversity Action Plan 2017-2021</i> and the <i>All-Ireland Pollinator Plan 2021-2025</i> and any superseding plans.	Potential positive / neutral effects for all SEOs
<b>Protected Sites</b>		
<b>Policy GINHP12:</b>	Protect areas designated or proposed to be designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, and Refuges for Fauna.	Potential positive / neutral effects for all SEOs
<b>Fingal Ecological Network</b>		
<b>Policy GINHP13:</b>	Support the development of the Fingal Ecological Network in line with the Fingal Biodiversity Action Plan.	Potential positive / neutral effects for all SEOs
<b>Biodiversity Net Gain Guidance</b>		
<b>Policy GINHP14:</b>	Promote biodiversity net gain in new developments and develop a planning guidance document on Biodiversity Net Gain.	Potential positive / neutral effects for all SEOs
<b>Biodiversity in Buildings Guidance</b>		
<b>Policy GINHP15:</b>	Promote the inclusion of swift, swallow, house martin, house sparrow, starling, bat and insect boxes and structures in and on building facades and develop a guidance document on how to incorporate these structures into buildings.	Potential positive / neutral effects for all SEOs
<b>Rewilding and Pollinator Initiatives</b>		
<b>Policy GINHP16:</b>	Promote and support rewilding and pollinator initiatives in Fingal.	Potential positive / neutral effects for all SEOs
<b>National Parks and Wildlife Service</b>		
<b>Objective GINHO27:</b>	Support the National Parks and Wildlife Service, in the maintenance and achievement of favourable conservation status for the habitats and species in Fingal by taking full account of the requirements of the <i>Habitats and Birds Directives</i> , in the performance of its functions.	Potential positive / neutral effects for all SEOs
<b>Protection of Natural Heritage Areas</b>		
<b>Objective GINHO28:</b>	Ensure that development does not have a significant adverse impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites and Annex II species contained therein, and on rare and threatened species including those protected by law and their habitats.	Potential positive / neutral effects for all SEOs
<b>Biodiversity and Open Space</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective GINHO29:</b>	Ensure that the management of the Council's open spaces and parks is pollinator-friendly, provides more opportunities for biodiversity, and is carried out without the use of pesticides where possible.	Potential positive / neutral effects for all SEOs
<b>Infrastructure and Net Biodiversity Gain</b>		
<b>Objective GINHO30:</b>	All greenway and infrastructure projects are to have a net biodiversity gain and this principle shall be incorporated from the start of the project.	Potential positive / neutral effects for all SEOs
<b>Invasive Species</b>		
<b>Objective GINHO31:</b>	Continue the control programs of invasive species with all relevant stakeholders and landowners to control the key invasive species.	Potential positive / neutral effects for all SEOs
<b>Development and Invasive Species</b>		
<b>Objective GINHO32:</b>	Ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applications will be required to submit a control and management program for the particular invasive species as part of the planning process and to comply with the provisions of European Communities (Birds and Natural Habitats) Regulations 2011 and EU Regulations 1143/2014.	Potential positive / neutral effects for all SEOs
<b>Protection of European and National Sites</b>		
<b>Policy GINHP17:</b>	Strictly protect areas designated or proposed to be designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); also known as European sites) including any areas that may be proposed for designation or designated during the lifetime of this Plan.	Potential positive / neutral effects for all SEOs
<b>Species Protection</b>		
<b>Policy GINHP18:</b>	The Council will seek to protect rare and threatened species, including species protected by law and their habitats by requiring planning applicants to demonstrate that proposals will not have a significant adverse impact on such species and their habitats.	Potential positive / neutral effects for all SEOs
<b>Annex I and Annex I</b>		
<b>Objective GINHO33:</b>	Ensure that development does not have a significant adverse impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites and Annex II species contained therein, and on rare and threatened species including those protected by law and their habitats.	Potential positive / neutral effects for all SEOs
<b>Ecological Buffer Zones</b>		
<b>Policy GINHP19:</b>	Protect the functions of the ecological buffer zones and ensure proposals for development have no significant adverse impact on the habitats and species of interest located therein.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Ecological Plans</b>		
<b>Objective GINHO34:</b>	Develop Ecological Management Plans for the Rogerstown, Malahide and Baldoyle Estuaries focusing on their ecological protection and that of their surrounding buffer zones.	Potential positive / neutral effects for all SEOs
<b>Appropriate Assessment</b>		
<b>Objective GINHO35:</b>	In accordance with <i>Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities 2010</i> , any plans or projects that are likely to have a significant effect on a Natura 2000 site, either individually or in combination with other plans or projects, are subject to a screening for Appropriate Assessment unless they are directly connected with or necessary to the management of a Natura 2000 site.	Potential positive / neutral effects for all SEOs
<b>Biodiversity Gain in Farmland</b>		
<b>Objective GINHO36:</b>	Promote biodiversity gain by allocating a proportion of Council owned land currently leased for farming for the purposes of rewilding and biodiversity initiatives over the lifetime of this Plan.	Potential positive / neutral effects for all SEOs
<b>Nature Development Areas</b>		
<b>Objective GINHO37:</b>	Maintain and/or enhance the biodiversity of the Nature Development Areas indicated on the Green Infrastructure maps.	Potential positive / neutral effects for all SEOs
<b>Demonstration sites</b>		
<b>Objective GINHO38:</b>	Develop a demonstration site for each Nature Development Area.	Potential positive / neutral effects for all SEOs
<b>Mammal Ledges</b>		
<b>Policy GINHP20:</b>	Protect the ecological corridor function along rivers by including mammal ledges or tunnels in new bridges over any of the main rivers: Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin. New bridge structures will also cater for Dipper boxes and Bats where possible. Where new road infrastructure crosses significant urban ecological corridors, tunnels shall be installed underneath the road to facilitate movement of small mammals and amphibians.	Potential positive / neutral effects for all SEOs
<b>Ecological Corridor Guidance</b>		
<b>Objective GINHO39:</b>	Develop Design Guidance document for ecological corridors.	Potential positive / neutral effects for all SEOs
<b>Ecological Assessments</b>		
<b>Objective GINHO40:</b>	Protect the ecological functions and integrity of the corridors indicated on the Plan Green Infrastructure maps. An ecological assessment may be required for any proposed development likely	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	to have a significant impact on habitats and species of interest in an ecological corridor or stepping-stone.	
<b>Protection of Rivers</b>		
<b>Objective GINHO41:</b>	Protect rivers, streams and other watercourses and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish.	Potential positive / neutral effects for all SEOs
<b>Inland Fisheries</b>		
<b>Objective GINHO42:</b>	Take full account of Inland Fisheries <i>Guidelines on the Protection of Fisheries during Construction works in and adjacent to Waters 2016</i> and <i>Planning for Water Courses in the Urban Environment 2020</i> when undertaking, approving or authorising development or works which may impact on rivers, streams and canals and their associated habitats and species.	Potential positive / neutral effects for all SEOs
<b>Streamside Riparian Zone</b>		
<b>Objective GINHO43:</b>	Remove existing revetments and/or gabion baskets along river and streams and restore a minimum of 10m of natural streamside riparian zone, where possible. If existing hard bank structures cannot be removed, provide instream river rehabilitation works in consultation with Inland Fisheries Ireland to improve the overall habitat quality of the river.	Potential partly positive partly uncertain effects for SEOs
<b>Setback of New Surface Water Drainage Outfalls</b>		
<b>Objective GINHO44:</b>	Set back new surface water drainage outfalls from the main river channel on the landward edge of the floodplain or a designed wetland feature to cater for water quality improvement before the surface discharges into the river.	Potential partly positive partly uncertain effects for SEOs
<b>Protection of Trees and Hedgerows</b>		
<b>Policy GINHP21:</b>	Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management in line with the adopted Forest of Fingal-A Tree Strategy for Fingal.	Potential positive / neutral effects for all SEOs
<b>Tree Planting</b>		
<b>Policy GINHP22:</b>	Provide for appropriate protection of trees and hedgerows, recognising their value to our natural heritage, biodiversity and climate action and encourage tree planting in appropriate location.	Potential positive / neutral effects for all SEOs
<b>Hedgerow Categorisation</b>		
<b>Objective GINHO45:</b>	Develop a 'Hedgerow Categorisation and Management Appraisal Tool' and associated appropriate planning and management requirements for Development Management purposes to ensure a sustainable future for retained hedgerows in the context of new developments.	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Tree Removal</b>		
<b>Objective GINHO46:</b>	Ensure adequate justification for tree removal in new developments and open space management and require documentation and recording of the reasons where tree felling is proposed and avoid removal of trees without justification.	Potential positive / neutral effects for all SEOs
<b>Woodland Development Schemes</b>		
<b>Objective GINHO47:</b>	Promote, encourage and support woodland development schemes by identifying suitable areas and support other initiatives that aim to establish and enhance woodlands for recreational purposes in partnership with local communities. Promote and support woodland development schemes by identifying suitable areas to establish and enhance woodlands for biodiversity, climate change and recreational purposes in partnership with local communities in line with the adopted Forest of <i>Fingal-A Tree Strategy for Fingal</i> .	Potential positive / neutral effects for all SEOs
<b>Wildlife Act and Roads Act</b>		
<b>Objective GINHO48:</b>	The Council shall comply with the requirements set out in the Wildlife Act and Roads Act in the context of its maintenance programmes and housing, recreational and infrastructure developments.	Potential positive / neutral effects for all SEOs
<b>Tree Preservation Order Review</b>		
<b>Objective GINHO49:</b>	Review Tree Preservation Orders within the County and maintain the conservation value of trees and groups of trees that are the subject of any Tree Preservation Order.	Potential positive / neutral effects for all SEOs
<b>Tree Preservation Orders</b>		
<b>Objective GINHO50:</b>	Consider the use of Tree Preservation Orders (TPOs) to protect important trees, groups of trees or woodlands.	Potential positive / neutral effects for all SEOs
<b>Protection of Shellfish waters</b>		
<b>Objective GINHO51:</b>	Protect the quality of designated shellfish waters off the Fingal coast.	Potential positive / neutral effects for all SEOs
<b>Maintenance of Geological Sites</b>		
<b>Policy GINHP23:</b>	Seek to maintain and where possible enhance the geological heritage of these sites and to provide access to these sites where possible and appropriate.	Potential positive / neutral effects for all SEOs
<b>Protection of Geological Sites</b>		
<b>Objective GINHO52:</b>	Protect and enhance the geological and geomorphological heritage of the County Geological Sites listed in Table 9.2 and indicated on Green Infrastructure Maps.	Potential positive / neutral effects for all SEOs
<b>Access to Geological Sites</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective GINHO53:</b>	Protect and promote safe and sustainable public access to County Geological Sites where appropriate and feasible subject to the requirements of Article 6 of the Habitats Directive.	Potential positive / neutral effects for all SEOs
<b>Soils</b>		
<b>Objective GINHO54:</b>	To reduce land take, soil sealing and loss of natural soils in urban and rural areas.	Potential positive / neutral effects for all SEOs
<b>National Landscape Strategy</b>		
<b>Policy GINHP24:</b>	Support the aims and objectives of the European Landscape Convention by implementing the relevant objectives and actions of the <i>National Landscape Strategy 2015-2025</i> .	Potential positive / neutral effects for all SEOs
<b>Preservation of Landscape Types</b>		
<b>Policy GINHP25:</b>	Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.	Potential positive / neutral effects for all SEOs
<b>Protection of Skylines</b>		
<b>Objective GINHO55:</b>	Protect skylines and ridgelines from development.	Potential positive / neutral effects for all SEOs
<b>Visual Impact Assessments</b>		
<b>Objective GINHO56:</b>	Require any necessary assessments, including visual impact assessments, to be prepared prior to approving development in highly sensitive areas.	Potential positive / neutral effects for all SEOs
<b>Development and Landscape</b>		
<b>Objective GINHO57:</b>	Ensure development reflects and, where possible, reinforces the distinctiveness and sense of place of the landscape character types, including the retention of important features or characteristics, taking into account the various elements which contribute to their distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquillity.	Potential positive / neutral effects for all SEOs
<b>Sensitive Areas</b>		
<b>Objective GINHO58:</b>	Resist development such as houses, forestry, masts, extractive operations, landfills, caravan parks, and campsites and large agricultural/horticulture units which would interfere with the character of highly sensitive areas or with a view or prospect of special amenity value, which it is necessary to preserve.	Potential positive / neutral effects for all SEOs
<b>Development and Sensitive Areas</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective GINHO59:</b>	Ensure that new development does not impinge in any significant way on the character, integrity and distinctiveness of highly sensitive areas and does not detract from the scenic value of the area. New development in highly sensitive areas shall not be permitted if it: <ul style="list-style-type: none"> <li>Causes unacceptable visual harm</li> <li>Introduces incongruous landscape elements</li> <li>Causes the disturbance or loss of (i) landscape elements that contribute to local distinctiveness, (ii) historic elements that contribute significantly to landscape character and quality such as field or road patterns, (iii) vegetation which is a characteristic of that landscape type and (iv) the visual condition of landscape elements.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Preservation of Views and Prospects</b>		
<b>Policy GINHP26:</b>	Preserve views and prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County.	Potential positive / neutral effects for all SEOs
<b>Protection of Views and Prospects</b>		
<b>Objective GINHO60:</b>	Protect views and prospects that contribute to the character of the landscape, particularly those identified in the Development Plan, from inappropriate development.	Potential positive / neutral effects for all SEOs
<b>Landscape/Visual Assessment</b>		
<b>Objective GINHO61:</b>	Require a Landscape/Visual Assessment to accompany all planning applications for significant proposals that are likely to affect views and prospects.	Potential positive / neutral effects for all SEOs
<b>Review and Update Views and Prospects</b>		
<b>Objective GINHO62:</b>	Review and update the views and prospects outlined the Development Plan in line with the policy as set out in Section 9.6.15 – Views and Prospects.	Potential positive / neutral effects for all SEOs
<b>Howth and Liffey Valley Amenity Orders</b>		
<b>Policy GINHP27:</b>	Protect and enhance the special amenity value of Howth and the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Howth and Liffey Valley Special Amenity Area Orders (SAAO).	Potential positive / neutral effects for all SEOs
<b>SAAOs</b>		
<b>Objective GINHO63:</b>	Prioritise Rogerstown, Malahide and Baldoyle Estuaries for Special Amenity Area Orders.	Potential positive / neutral effects for all SEOs
<b>SAAOs Management Committees</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective GINHO64:</b>	Re-establish the management committee for the Liffey Valley Special Amenity Area with an annual programme of quarterly meetings in partnership with South Dublin County Council on an ongoing basis and develop a five year works programme as part of the implementation plan for the SAA.	Potential positive / neutral effects for all SEOs
<b>SAAOs Management Plans</b>		
<b>Objective GINHO65:</b>	Implement the Management Plans and work programmes for the Special Amenity Areas and review them as necessary in consultation with all relevant stakeholders.	Potential positive / neutral effects for all SEOs
<b>Liffey Valley Regional Park Study</b>		
<b>Objective GINHO66:</b>	To carry out a study for the lands that comprise Liffey Valley inclusive of the Special Area Amenity Order (SAAO), Shackletons Mill and adjacent lands so as to investigate and determine viable and appropriate uses to support and facilitate the development of a Regional Park (Liffey Valley Park) including a Greenway (Liffey Valley Greenway), with particular emphasis on enhancing the recreation, amenity value and accessibility of the area, in accordance with the Council's published document <i>Towards a Liffey Valley Park 2007</i> . This new Regional Park will serve the needs of existing communities of Clonsilla, Hansfield and Ongar as well as the wider Greater Dublin area. The study will be carried out in consultation with the surrounding Local Authorities, State Agencies, existing landowners, sectoral, community and commercial interests.	Potential positive / neutral effects for all SEOs
<b>Protection of High Amenity Areas</b>		
<b>Policy GINHP28:</b>	Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.	Potential positive / neutral effects for all SEOs
<b>Development and High Amenity Areas</b>		
<b>Objective GINHO67:</b>	Ensure that development reflects and reinforces the distinctiveness and sense of place of High Amenity areas, including the retention of important features or characteristics, taking into account the various elements which contribute to its distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquillity.	Potential positive / neutral effects for all SEOs
<b>Coastal Erosion</b>		
<b>Objective GINHO68:</b>	Where coastal erosion is considered a threat to existing properties, explore the technical and economic feasibility of coastal adaptation and coastal retreat management options.	Potential positive / neutral effects for all SEOs
<b>Coastal Defence Works</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective GINHO69:</b>	Where coastal erosion is considered a threat to existing properties, explore the technical and economic feasibility of coastal adaptation and coastal retreat management options.	Potential positive / neutral effects for all SEOs
<b>Identification of Coastal Protection Works</b>		
<b>Objective GINHO70:</b>	Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.	Potential partly positive partly uncertain effects for SEOs
<b>Erosion Risk Management</b>		
<b>Objective GINHO71:</b>	Undertake erosion risk management studies for high-risk areas so that the long-term erosion risks to property can be clearly identified long before the risk may be expected to occur.	Potential positive / neutral effects for all SEOs
<b>Coastal Erosion Policy</b>		
<b>Objective GINHO72:</b>	Develop a coastal erosion policy for Fingal based on best international practice to outline how the Council will deal with existing properties at risk of erosion and how future coastal erosion problems will be managed having regard to national climate change legislation, mitigation and adaptation policies, and the need to protect the environment.	Potential positive / neutral effects for all SEOs
<b>Development and the Coast</b>		
<b>Policy GINHP29:</b>	Protect the special character of the coast by preventing inappropriate development along the coast.	Potential positive / neutral effects for all SEOs
<b>New Development and the Coast</b>		
<b>Objective GINHO73:</b>	Prevent inappropriate development along the coast, particularly on the seaward side of coastal roads. New development for which a coastal location is required shall, wherever possible, be accommodated within existing developed areas.	Potential positive / neutral effects for all SEOs
<b>Pattern of Coastal Development</b>		
<b>Objective GINHO74:</b>	Strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast.	Potential positive / neutral effects for all SEOs
<b>Prohibition of Coastal Development</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective GINHO75:</b>	Prohibit development along the coast outside existing urban areas where such development could not be adequately safeguarded over the lifetime of the development without the need to construct additional coastal defences.	Potential positive / neutral effects for all SEOs
<b>Development and Risk of Coastal Erosion</b>		
<b>Objective GINHO76:</b>	Prohibit new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion, unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts of the proposed development on erosion, or deposition.	Potential positive / neutral effects for all SEOs
<b>National Marine Planning Framework</b>		
<b>Objective GINHO77:</b>	Comply with the policies and objectives of the <i>National Marine Planning Framework</i> as it relates to the area between the mean high-water mark and the near shore with respect to the planning and resource management of the marine area.	Potential positive / neutral effects for all SEOs
<b>Coastal Recreation</b>		
<b>Policy GINHP30:</b>	Encourage the enhancement of existing and development of new shared access leisure and amenity type uses along the coast so long as such uses do not cause significant adverse impacts on the environment, visual amenity and heritage.	Potential positive / neutral effects for all SEOs
<b>Coastal and Harbour Access</b>		
<b>Policy GINHP31:</b>	Enhance and promote access to the coast and harbours, including the promotion of coastal and harbour shared access recreational facilities where appropriate, while also prioritising and protecting the coastal environment.	Potential positive / neutral effects for all SEOs
<b>Coastal Way</b>		
<b>Objective GINHO78:</b>	Plan and develop the Fingal Coastal Way from north of Balbriggan to Kilbarrack taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites, other protected areas and species protected by law.	Potential partly positive partly uncertain effects for SEOs
<b>Coastal Access and Appropriate Assessment</b>		
<b>Objective GINHO79:</b>	Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	Sites and species protected by law, through Screening for Appropriate Assessment, and examine the designation of traditional walking routes thereto as public rights of way.	
<b>Appropriate Leisure Facilities</b>		
<b>Objective GINHO80:</b>	Encourage the development of facilities for maritime fishing and leisure developments where the siting of such installations and their supporting infrastructure will not have a significant adverse impact on the natural or cultural heritage or detract from the visual amenity and environmental quality and stability of an area, or public access to beaches.	Potential partly positive partly uncertain effects for SEOs
<b>Protection of Beaches</b>		
<b>Objective GINHO81:</b>	Protect beaches, and bathing areas as valuable local amenities and as a tourism resource and support the maintenance, protection and improvement of access to them.	Potential positive / neutral effects for all SEOs
<b>Protection of Bathing Waters</b>		
<b>Objective GINHO82:</b>	Protect bathing waters, including those listed in the <i>Water Framework Directive</i> Register of Protected Areas for the Eastern River Basin District, at Sutton, Portmarnock, Malahide, Donabate, Portrane, Rush, Loughshinny, Skerries and Balbriggan in order that they meet the required bathing water standards and implement the findings and recommendations of the Quality of Bathing Water in Ireland reports as published.	Potential positive / neutral effects for all SEOs
<b>Protection of the Islands</b>		
<b>Policy GINHP32:</b>	Protect and enhance the special landscape character and exceptional landscape value of the islands, including their biodiversity, archaeological and architectural heritage.	Potential positive / neutral effects for all SEOs
<b>Dublin Bay Biosphere Partnership</b>		
<b>Policy GINHP33:</b>	Participate in and actively support and contribute to the work of the Dublin Bay Biosphere Partnership.	Potential positive / neutral effects for all SEOs
<b>Dublin Bay Biosphere Nature Conservation Strategy</b>		
<b>Objective GINHO83:</b>	Support the implementation of the Dublin Bay Biosphere Nature Conservation Strategy, the Education and Awareness strategy and any other programs developed during the lifetime of this Plan.	Potential positive / neutral effects for all SEOs



## Chapter 10: Heritage, Culture &amp; Arts

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Fingal Heritage Plan</b>		
<b>Policy HCAP1:</b>	Implement the current <i>Fingal Heritage Plan 2018-2023</i> and to support the preparation and implementation of the Fingal Heritage Plan 2023-2029.	Potential positive / neutral effects for all SEOs
<b>Importance of Archaeological Resource</b>		
<b>Policy HCAP2:</b>	Recognise the importance of our archaeological resource and provide appropriate objectives to ensure its appropriate retention, promotion and recording.	Potential positive / neutral effects for all SEOs
<b>Record of Monuments and Places/ Sites and Monuments Record</b>		
<b>Policy HCAP3:</b>	Safeguard archaeological sites, monuments, objects and their settings listed in the Record of Monuments and Places (RMP), Sites and Monuments Record (SMR), underwater cultural heritage including protected wrecks and any additional newly discovered archaeological remains.	Potential positive / neutral effects for all SEOs
<b>Preservation in-situ</b>		
<b>Policy HCAP4:</b>	Favour the preservation in-situ (or at a minimum preservation by record) of all sites and features of historical and archaeological interest.	Potential positive / neutral effects for all SEOs
<b>Objective HCAO1:</b>	Favour the preservation in situ or at a minimum preservation by record, of archaeological sites, monuments, features or objects in their settings. In securing such preservation the Council will have regard to the advice and recommendations of the National Monuments Service of the Department of the Housing, Local Government and Heritage.	Potential positive / neutral effects for all SEOs
<b>Protection of RMPs/SMRs</b>		
<b>Objective HCAO2:</b>	Protect all archaeological sites and monuments, underwater archaeology, and archaeological objects, which are listed in the Record of Monuments and Places, Wreck Inventory of Ireland and all sites and features of archaeological and historic interest discovered subsequent to the publication of the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process.	Potential positive / neutral effects for all SEOs
<b>Management of Archaeological Resource</b>		
<b>Objective HCAO3:</b>	Encourage and promote the appropriate management and maintenance of the County's archaeological heritage, including historical burial grounds and underwater cultural heritage in accordance with conservation principles and best practice guidelines.	Potential positive / neutral effects for all SEOs
<b>Industrial or Military Heritage</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective HCA04:</b>	Secure the preservation in-situ of significant examples of industrial or military heritage.	Potential positive / neutral effects for all SEOs
<b>Community Monuments Fund</b>		
<b>Objective HCA05:</b>	Support the implementation of the Community Monuments Fund in order to ensure the monitoring and adaptation of archaeological monuments and mitigate against damage caused by climate change.	Potential positive / neutral effects for all SEOs
<b>Climate Change and the Archaeological Resource</b>		
<b>Objective HCA06:</b>	Co-operate with other agencies in the investigation of climate change on archaeological sites and monuments and to develop suitable adaptation measures to strengthen resilience and reduce the vulnerability of archaeological heritage in line with the <i>National Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage</i> . (2020).	Potential positive / neutral effects for all SEOs
<b>Development Design</b>		
<b>Policy HCAP5:</b>	Incorporate heritage features into infrastructure design at an early stage in the development planning and management process to protect and promote the cultural heritage resource and create awareness and interpretation.	Potential positive / neutral effects for all SEOs
<b>Archaeology and Development Design</b>		
<b>Objective HCA07:</b>	Ensure archaeological remains are identified and fully considered at the very earliest stages of the development process, that schemes are designed to avoid impacting on the archaeological heritage.	Potential positive / neutral effects for all SEOs
<b>Archaeological Impact Assessment</b>		
<b>Objective HCA08:</b>	Require that proposals for linear development over one kilometre in length; proposals for development involving ground clearance of more than half a hectare; or developments in proximity to areas with a density of known archaeological monuments and history of discovery; to include an Archaeological Impact Assessment and refer such applications to the relevant Prescribed Bodies.	Potential positive / neutral effects for all SEOs
<b>Archaeology in the Landscape</b>		
<b>Objective HCA09:</b>	Ensure that in general development will not be permitted which would result in the removal of archaeological monuments with above ground features, protected wrecks and that this will be especially the case in relation to archaeological monuments which form significant features in the landscape.	Potential positive / neutral effects for all SEOs
<b>Context of Archaeological Monuments</b>		
<b>Objective HCA010:</b>	Ensure that development within the vicinity of a Recorded Monument or Zone of Archaeological Notification does not seriously detract from the setting of the feature and is sited and designed appropriately.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Impacts of large-scale development</b>		
<b>Objective HCAO11:</b>	Ensure that proposals for large scale developments and infrastructure projects consider the impacts on the archaeological heritage and seek to avoid them.	Potential positive / neutral effects for all SEOs
<b>Coastal and Maritime Heritage</b>		
<b>Objective HCAO12:</b>	Co-operate with other agencies in the assessment of the potential for climate change to impact on coastal, riverine, inter-tidal and sub-tidal sites and their environments including shipwreck sites.	Potential positive / neutral effects for all SEOs
<b>Findings of Archaeological Activity</b>		
<b>Objective HCAO13:</b>	Encourage reference to or incorporation of significant archaeological finds into development schemes, where appropriate and sensitively designed, through layout, in situ and virtual presentation of archaeological finds and by using historic place names and the Irish language where appropriate.	Potential positive / neutral effects for all SEOs
<b>Archaeology in Open Space</b>		
<b>Objective HCAO14:</b>	Retain and manage appropriately archaeological monuments within open space areas in or beside developments, ensuring that such monuments are subject to an appropriate and enforceable permanent management plan, are presented appropriately and are not left vulnerable, whether in the immediate or longer term, to dangers to their physical integrity or possibility of loss of amenity.	Potential positive / neutral effects for all SEOs
<b>Promotion</b>		
<b>Policy HCAP6:</b>	Promote the tourism potential of Fingal's cultural heritage and improve legibility by providing guidance for appropriate interpretation in line with the <i>Fingal Heritage Signage &amp; Trails Guidance 2021</i> .	Potential positive / neutral effects for all SEOs
<b>Community Initiatives</b>		
<b>Policy HCAP7:</b>	Support community initiatives and projects regarding preservation, presentation and access to archaeological heritage and underwater cultural heritage, provided such are compatible with appropriate conservation policies and standards, having regard to the guidance and advice of the Department of Housing, Local Government and Heritage.	Potential positive / neutral effects for all SEOs
<b>Best Practice</b>		
<b>Objective HCAO15:</b>	Promote best practice for archaeological excavation by ensuring that they are undertaken according to best practice as outlined by the National Monuments Service, Department of Housing, Local Government and Heritage, The National Museum of Ireland and the Institute of Archaeologists of Ireland.	Potential positive / neutral effects for all SEOs
<b>Conservation Plans</b>		
<b>Objective HCAO16:</b>	Manage the archaeological sites and monuments that Fingal County Council owns or is responsible for according to best practice and according to Conservation Plans where they exist.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Dissemination</b>		
<b>Objective HCAO17:</b>	Ensure the public dissemination of the findings of licenced archaeological activity in Fingal through the Dublin County Archaeological GIS project, publications, public lectures and events to promote awareness of, and access to, Fingal's archaeological inheritance and foster high quality community archaeology.	Potential positive / neutral effects for all SEOs
<b>Public Awareness</b>		
<b>Objective HCAO18:</b>	Raise public awareness of the cultural heritage and improve legibility by providing appropriate interpretation in areas, sites, villages, and buildings of archaeological and historic significance.	Potential positive / neutral effects for all SEOs
<b>Community Archaeology Strategy</b>		
<b>Objective HCAO19:</b>	Continue to implement the findings of the Community Archaeology Strategy for Fingal.	Potential positive / neutral effects for all SEOs
<b>Cultural Tourism</b>		
<b>Objective HCAO20:</b>	Support the growth of cultural tourism in the County, including the potential for niche heritage-based tourism products by facilitating the development of heritage events, infrastructure such as heritage trails, walkways and cycleways etc. and activities such as community excavation.	Potential partly positive partly uncertain effects for SEOs
<b>Climate Change</b>		
<b>Objective HCAO21:</b>	Promote awareness and the appropriate adaptation of Ireland's built and archaeological heritage to deal with the effects of climate change.	Potential positive / neutral effects for all SEOs
<b>Protection of Architectural Heritage</b>		
<b>Policy HCAP8:</b>	Ensure the conservation, management, protection and enhancement of the architectural heritage of Fingal through the designation of Protected Structures and Architectural Conservation Areas, the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements with no specific statutory designation that contribute positively to the vernacular, industrial, maritime or 20 <sup>th</sup> century heritage of the County.	Potential positive / neutral effects for all SEOs
<b>Re-use of Architectural Heritage</b>		
<b>Policy HCAP9:</b>	Champion the maintenance, repair, re-use and sensitive retro-fitting of the architectural heritage and older building stock of the County as a cornerstone of its sustainable development policy and will require that adaptative re-use and regeneration adheres to best conservation practice.	Potential positive / neutral effects for all SEOs
<b>Retention</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy HCAP10:</b>	Continue to support and encourage the sympathetic and appropriate reuse, rehabilitation and retention of protected structures and historic buildings ensuring the special interest, character and setting of the building or structure is preserved.	Potential partly positive partly uncertain effects for SEOs
<b>Conservation of Architectural Heritage</b>		
<b>Policy HCAP11:</b>	Conserve and protect buildings, structures and sites of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest by adding or retaining them on the Record of Protected Structures or by designating groups of structures as Architectural Conservation Areas.	Potential positive / neutral effects for all SEOs
<b>Interventions to Protected Structures</b>		
<b>Policy HCAP12:</b>	Ensure that direct or indirect interventions to Protected Structures or adjoining development affecting them are guided by architectural conservation principles so that they are sympathetic, sensitive and appropriate to the special interest, appearance, character, and setting of the Protected Structure and are sensitively scaled and designed.	Potential positive / neutral effects for all SEOs
<b>Retention of Protected Structures</b>		
<b>Policy HCAP13:</b>	Require the retention and appropriate active use of Protected Structures.	Potential partly positive partly uncertain effects for SEOs
<b>Architectural Conservation Areas</b>		
<b>Policy HCAP14:</b>	Protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA.	Potential positive / neutral effects for all SEOs
<b>Character of Architectural Conservation Areas</b>		
<b>Policy HCAP15:</b>	Support and encourage the sympathetic and appropriate adaptive reuse, refurbishment, and upgrading of protected structures and buildings or structures that contribute to the character of an Architectural Conservation Area ensuring that their special interest, character and setting is retained. Prohibit development that seeks the demolition of a Protected Structure or buildings that contribute to the character of an ACA in almost all circumstances.	Potential positive / neutral effects for all SEOs
<b>Conservation Best Practice</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy HCAP16:</b>	Promote best conservation practice and encourage the use of appropriately qualified and experienced conservation professionals, contractors, and craft persons.	Potential positive / neutral effects for all SEOs
<b>Record of Protected Structures</b>		
<b>Objective HCAO22:</b>	Review the Record of Protected Structures (RPS) to assess current entries and to add structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest as appropriate. The RPS Review will generally be carried out on a six-year basis to coincide with the adoption of a new Development Plan.	Potential positive / neutral effects for all SEOs
<b>Expansion of Record of Protected Structures</b>		
<b>Objective HCAO23:</b>	Expand the RPS to include structures of industrial, maritime, vernacular and twentieth century heritage where they are of sufficient significance and complete the assessment of the few remaining Ministerial Recommendations from the National Inventory of Architectural Heritage (NIAH) Survey of Fingal.	Potential positive / neutral effects for all SEOs
<b>Alteration and Development of Protected Structures and ACAs</b>		
<b>Objective HCAO24:</b>	Require proposals for any development, modification, alteration, extension or energy retrofitting affecting a Protected Structure and/or its setting or a building that contributes to the character of an ACA are sensitively sited and designed, are compatible with the special character, and are appropriate in terms of the proposed scale, mass, height, density, architectural treatment, layout, materials, impact on architectural or historic features.	Potential positive / neutral effects for all SEOs
<b>Architectural Heritage Impact Statement</b>		
<b>Objective HCAO25:</b>	Require an Architectural Heritage Impact Statement as part of the planning documentation for development that has the potential to affect the relationship between the Protected Structure and any complex of adjoining associated buildings, designed landscape features, or designed views or vistas from or to the structure. This particularly relates to large landholdings such as country estates, institutional complexes, and industrial sites where groups of structures have a functional connection or historical relationship with the principal building.	Potential positive / neutral effects for all SEOs
<b>Use of Protected Structures</b>		
<b>Objective HCAO26:</b>	Where required to support active use or facilitate suitable adaptive re-use of Protected Structures the Council may in certain circumstances consider the relaxation of site zoning restrictions to secure the preservation and conservation of the Protected Structure where the use proposed is compatible with the existing structure. This will only be permitted where the development is consistent with conservation policies and the proper planning and sustainable development of the area.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Protected Structures within Larger Developments</b>		
<b>Objective HCAO27:</b>	Where permission is being sought for a development in which works to the Protected Structure are one element of a larger proposal, the Council will seek for the repair and refurbishment of the Protected Structure to be contained and completed within the first phase.	Potential positive / neutral effects for all SEOs
<b>Conservation Plans for Protected Structures</b>		
<b>Objective HCAO28:</b>	Demonstrate best practice in relation to the management, care and maintenance of Protected Structures by continuing the programme of commissioning Conservation Plans for the principal heritage properties in the Council's ownership (several of which are also ACAs), implement the policies and actions of these Conservation Plans where they exist, and ensure the Plans are used by all sections of the Council to inform and direct the design of interventions within the heritage properties, both to buildings and landscapes.	Potential positive / neutral effects for all SEOs
<b>Protected Structures Audit</b>		
<b>Objective HCAO29:</b>	Carry out an audit and assess the condition of all Protected Structures within the Council's ownership and pilot a management/maintenance plan as a template for these structures.	Potential positive / neutral effects for all SEOs
<b>Maintenance and Energy Retrofitting</b>		
<b>Policy HCAP17:</b>	Promote good housekeeping principles of routine maintenance checks, with repair and conservation of building fabric where required as a mechanism to assist with achieving the best thermal performance from a building. Support and promote the sensitive retro fitting of energy efficiency measure and the use of renewable energy sources in traditional and historic buildings, including Protected Structures. Ensure that the measures are compatible with traditional construction methods and materials and do not have a detrimental physical, aesthetic or visual impact on the structure.	Potential positive / neutral effects for all SEOs
<b>Retrofitting Pilot Project</b>		
<b>Objective HCAO30:</b>	Demonstrate best practice on energy retrofitting of historic buildings through a pilot project using suitable case studies to improve comfort levels and reduce energy consumption for the occupier.	
<b>Designed Landscape Features, Settings and Views</b>		
<b>Policy HCAP18:</b>	Protect the setting, significant views, and built features of historic designed landscapes and promote the conservation of their essential character, both built and natural.	Potential positive / neutral effects for all SEOs
<b>Development and Historic Demesnes</b>		
<b>Policy HCAP19:</b>	Resist proposals or developments that would lead to the loss or, or cause harm to the character, principal components or setting of historic designed landscapes and demesnes of significance in the County.	Potential positive / neutral effects for all SEOs
<b>Conservation and Woodland Management Plans</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy HCAP20:</b>	Support the commissioning of Conservation Plans and Woodland Management Plans and the cataloguing of the collections for the historic designed landscapes in the Council's ownership. Encourage private owners to undertake Conservation Plans and Woodland Management Plans for their historic landscapes.	Potential positive / neutral effects for all SEOs
<b>Protection of Designed Landscapes</b>		
<b>Objective HCA031:</b>	Identify the historic designed landscapes of significance in the County and determine the appropriate mechanism to ensure their future protection. Several of the most significant are already designated, as Architectural Conservation Areas.	Potential positive / neutral effects for all SEOs
<b>Designed Landscape Appraisal</b>		
<b>Objective HCA032:</b>	Require that proposals for development within historic designed landscapes include a Designed Landscape Appraisal (including an ecological assessment) as part of the planning documentation to fully consider the potential impacts of the proposal. The appraisal should be carried out prior to the initial design of any development, in order that this evaluation to inform the design which must be sensitive to and respect the built heritage elements and green space values of the site.	Potential positive / neutral effects for all SEOs
<b>Conservation Plans</b>		
<b>Objective HCA033:</b>	Continue the programme of commissioning Conservation Plans for the principal heritage properties in the Council's ownership that contain historic designed landscapes.	Potential positive / neutral effects for all SEOs
<b>Perimeter of Phoenix Park</b>		
<b>Objective HCA034:</b>	Ensure that development within Fingal along the perimeter of the Phoenix Park adheres to the Office of Public Works' (OPW), <i>Phoenix Park Conservation Management Plan</i> , does not have a detrimental impact on the Park, does not damage any of the built elements along its boundary, or interrupt any important vistas into or out of it.	Potential positive / neutral effects for all SEOs
<b>Built Heritage Assets</b>		
<b>Policy HCAP21:</b>	Protect and enhance the historic environment and built heritage assets, including elements of historic street furniture, paving and historic boundary treatments.	Potential positive / neutral effects for all SEOs
<b>Retention and Reuse of Existing Building Stock</b>		
<b>Policy HCAP22:</b>	Seek the retention, appreciation and appropriate revitalisation of the historic and vernacular building stock, and 20 <sup>th</sup> century built heritage of Fingal in both the urban and rural areas of the County by deterring the replacement buildings with modern structures and by protecting (through the use of Architectural Conservation Areas and the Record of Protected Structures and in the normal course of Development	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	Management) these buildings where they contribute to the character of an area and/or where they are rare examples of a structure type, a distinctive piece of architecture or have an innate value. (See also Table 14.25)	
<b>Heritage-led Regeneration</b>		
<b>Policy HCAP23:</b>	Require that adaptative re-use of older buildings and historic centre heritage-led regeneration adheres to best conservation practice and principles. There will be a presumption against the demolition of older buildings where restoration or adaption is a feasible option.	Potential positive / neutral effects for all SEOs
<b>Works to Vernacular Buildings</b>		
<b>Policy HCAP24:</b>	Works to vernacular buildings should adhere to best conservation practice and use traditional, especially vernacular, building methods and materials.	Potential positive / neutral effects for all SEOs
<b>Retention of Historic Fabric</b>		
<b>Policy HCAP25:</b>	Encourage the retention of the original or historic fabric such as windows, doors, wall renders, roof coverings, shopfronts, pub fronts and other significant features of older or historic buildings, whether protected or not.	Potential positive / neutral effects for all SEOs
<b>Historic Townscapes</b>		
<b>Policy HCAP26:</b>	Recognise the importance of historic townscapes or streetscapes in creating a sense of place when the urban fabric or groups of buildings are read together and how the gradual attrition of historic fabric or detailing, or the demolition and replacement of individual modest buildings can fundamentally alter the character of the place.	Potential positive / neutral effects for all SEOs
<b>Appropriate Maintenance, Repair and Re-use</b>		
<b>Objective HCAO35:</b>	Advocate for and support appropriate maintenance, repair, re-use and sensitive retro-fitting of the architectural heritage, vernacular buildings and the older building stock of the County, whether protected or not, to deliver the Council's sustainable development policy.	Potential positive / neutral effects for all SEOs
<b>Extensions to Vernacular Dwellings</b>		
<b>Objective HCAO36:</b>	Require that the size, scale, design, form, layout and materials of extensions to vernacular dwellings or conversions of historic outbuildings take direction from the historic building stock of Fingal and are in keeping and sympathetic with the existing structure.	Potential positive / neutral effects for all SEOs
<b>Thatched Buildings Audit</b>		
<b>Objective HCAO37:</b>	Audit and map the historic thatched buildings of Fingal and devise measures to assist their continued survival.	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Infill Development</b>		
<b>Objective HCAO38:</b>	Support the development of sustainable backland and infill development that is appropriate in scale and character to historic town and village centres, that transitions appropriately, accommodates surviving structures where appropriate and retains the historic streetscape form.	Potential positive / neutral effects for all SEOs
<b>Character of Historic Townscapes</b>		
<b>Objective HCAO39:</b>	Maintain and enhance the character and quality of historic townscapes or streetscapes by seeking those interventions to the exteriors of existing buildings are appropriately detailed and use good quality materials. Original finishes/fabric should be retained or replicated.	Potential positive / neutral effects for all SEOs
<b>Public Realm Works</b>		
<b>Objective HCAO40:</b>	Require that public realm works, proposed infrastructural and public utility works do not remove historic street furniture such as limestone or granite kerbs, cobblestones, cast-iron post boxes, water pumps, milestones and historic street lamp standards, except where an exceptional need has been clearly established.	Potential positive / neutral effects for all SEOs
<b>Modern Street Furniture</b>		
<b>Objective HCAO41:</b>	Sensitively design, locate and rationalise modern street furniture and elements such as utility boxes, cables, bins, bike racks, poles, wires, antenna and signage. Defunct or obsolete telephone boxes/kiosks should be removed rather than replaced.	Potential positive / neutral effects for all SEOs
<b>Undergrounding Cables</b>		
<b>Objective HCAO42:</b>	Underground cables and wires in historic urban environments or designated sites, such as SAAOs and ACAs, where appropriate, and where it does not detrimentally impact on other elements of heritage e.g. archaeology, natural heritage.	Potential positive / neutral effects for all SEOs
<b>Historic Street Elements Audit</b>		
<b>Objective HCAO43:</b>	Commission a study to map historic street furniture, stone setts, historic kerbing and historic pavers/flags, and associated features in the public realm, to be protected, conserved or reintroduced.	Potential positive / neutral effects for all SEOs
<b>Recognition of Industrial Heritage</b>		
<b>Policy HCAP27:</b>	Recognise the value of the industrial heritage of the County and seek to protect and retain it through designation or appropriately scaled and designed development for its continued or adaptive re-use, taking direction from the ICOMOS (International Council on Monuments and Sites) and TICCIH (The International Committee for the Conservation of the Industrial Heritage) <i>Principles for the Conservation of Industrial Heritage</i> (The Dublin Principles).	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Awareness of Industrial Heritage</b>		
<b>Policy HCAP28:</b>	Promote awareness of Fingal's industrial, military, maritime, canal and railway heritage.	Potential positive / neutral effects for all SEOs
<b>Fingal Industrial Heritage Survey</b>		
<b>Objective HCAO44:</b>	Update and publish the Fingal Industrial Heritage Survey to outline the history of the development of industry in the County and use it to identify significant industrial heritage structures that should be added to the Record of Protected Structure or industrial heritage complexes that should be designated as Architectural Conservation Areas.	Potential positive / neutral effects for all SEOs
<b>Development and Industrial Heritage</b>		
<b>Objective HCAO45:</b>	Utilise the information provided within the Fingal Industrial Heritage Survey when assessing development proposals for surviving industrial heritage sites.	Potential positive / neutral effects for all SEOs
<b>Preservation of Industrial Heritage</b>		
<b>Objective HCAO46:</b>	Secure the preservation <i>in-situ</i> of significant examples of industrial, military and nautical heritage that form part of our post-medieval archaeological heritage, and examples of which may date from periods up to and including the 20 <sup>th</sup> century.	Potential positive / neutral effects for all SEOs
<b>Historic Harbours</b>		
<b>Objective HCAO47:</b>	Ensure that repairs and new insertions to the historic harbours, piers and quays are appropriate in the materials used and, in the design, and scale of any new structures or equipment.	Potential positive / neutral effects for all SEOs
<b>Historic Bridges</b>		
<b>Objective HCAO48:</b>	Seek the retention and appropriate repair/maintenance of the historic road and rail bridges of the County whether Protected Structures or not.	Potential positive / neutral effects for all SEOs
<b>Royal Canal</b>		
<b>Objective HCAO49:</b>	Protect and enhance the built and natural heritage of the Royal Canal and ensure that development along it or within its vicinity is sensitively designed and does not have a detrimental effect on the character of the Canal, its built elements and its natural heritage values. Works to the built fabric of Royal Canal should have regard to the Waterways Ireland's <i>Heritage Plan and Guidelines for Conservation of the Built Heritage- Repair and maintenance of heritage structures on the inland waterways of Ireland 2015</i> .	Potential positive / neutral effects for all SEOs
<b>Climate Change and Heritage</b>		
<b>Policy HCAP29:</b>	Advance and support mechanisms through which the Council can develop resilience, adapt or mitigate the impact of Climate Change on the archaeological and built heritage of the County.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Effects of Climate Change</b>		
<b>Policy HCAP30:</b>	Co-operate with other agencies in the investigation of climate change on the fabric of historic buildings and traditional construction to enhance adaptive capacity, strengthen resilience and reduce the vulnerability of the built heritage.	Potential positive / neutral effects for all SEOs
<b>Climate Change Mitigation</b>		
<b>Objective HCA050:</b>	Utilise the data provided by the <i>Fingal Cultural Heritage and Climate Change Risk Assessment 2021</i> to address or mitigate, where possible, the potential Climate Change impacts identified. Where managed loss is the most appropriate option to ensure the site or structure is fully recorded and the data retained by the Council.	Potential positive / neutral effects for all SEOs
<b>Adaptation Strategies</b>		
<b>Objective HCA051:</b>	Develop resilience and adaptation strategies for the built and archaeological heritage in the Council's ownership.	Potential positive / neutral effects for all SEOs
<b>Risk Management Pilot</b>		
<b>Objective HCA052:</b>	Pilot a disaster risk management plan for a Council owned heritage property to serve as a template for other historic buildings in the Council's ownership.	Potential positive / neutral effects for all SEOs
<b>Access</b>		
<b>Policy HCAP31:</b>	Improve access, visitor facilities, enhance animation of heritage sites and upgrade visitor infrastructure at Council owned heritage sites, where appropriate.	Potential partly positive partly uncertain effects for SEOs
<b>Tourism</b>		
<b>Objective HCA053:</b>	Promote the tourism potential of Fingal's cultural heritage and improve legibility by providing guidance for appropriate interpretation in line with the <i>Fingal Heritage Signage and Trails Guidance 2021</i> .	Potential partly positive partly uncertain effects for SEOs
<b>Understanding of the Heritage Resource</b>		
<b>Objective HCA054:</b>	Promote and enhance the understanding of the archaeological and architectural heritage of Fingal through the development of cultural tourism products, talks, exhibitions and publications. Digital access through interactive maps, videos, virtual exhibitions, and podcasts.	Potential positive / neutral effects for all SEOs
<b>Universal Access</b>		
<b>Objective HCA055:</b>	Accommodate and improve universal access to Council owned archaeological and architectural heritage sites open to the general public, where possible. Ensure the archaeological and architectural heritage	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	significance of the site is taken into account when providing such access and is not damaged or compromised.	
<b>Engagement</b>		
<b>Objective HCA056:</b>	Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services.	Potential positive / neutral effects for all SEOs
<b>Protection of Cultural Infrastructure</b>		
<b>Policy HCAP32:</b>	Ensure that culture infrastructure is valued and protected as an integral part of the fabric of Fingal, in line with national and regional policy.	Potential positive / neutral effects for all SEOs
<b>Cultural Resources</b>		
<b>Policy HCAP33:</b>	Support the growth and expansion of the many cultural resources within Fingal, particularly where proposals increase the opportunity for greater engagement with local communities, the young, the marginalised and people with disabilities.	Potential positive / neutral effects for all SEOs
<b>Arts and Culture Infrastructure Policy</b>		
<b>Objective HCA057:</b>	Develop an Arts and Culture Infrastructure policy document for Fingal that informs the preparation of audits, use of vacant spaces and toolkits for provision of cultural and arts facilities.	Potential positive / neutral effects for all SEOs
<b>Swords Castle Cultural Quarter</b>		
<b>Objective HCA058:</b>	Support the enhancement of the identity, cultural and tourism development of Swords by protecting, conserving and enhancing the historic site of Swords Castle and its environs and the improvement of public and civic facilities and spaces of Swords Town Centre through the delivery of the Swords Cultural Quarter.	Potential partly positive partly uncertain effects for SEOs
<b>Cultural Assets</b>		
<b>Objective HCA059:</b>	Ensure that regeneration contributes to the cultural assets of the community with new spaces provided at street level in larger regeneration projects that will accommodate and provide for new local cultural uses.	Potential positive / neutral effects for all SEOs
<b>Cultural Spaces</b>		
<b>Objective HCA060:</b>	Develop the range of cultural spaces and facilities in tandem with new housing developments to meet the needs of an increased population within Fingal.	Potential positive / neutral effects for all SEOs
<b>Temporary Cultural Provision</b>		
<b>Objective HCA061:</b>	Facilitate the temporary use of underused sites or buildings for artistic or cultural provision. Where applications are made seeking to demolish or replace a cultural space/use, the development must re-accommodate the same or increased volume of space/use or a similar use within the redevelopment.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	Cultural uses include theatres, cinemas, artist studios, performance spaces, music venues, nightclubs, studios and dance space.	
<b>Irish Language</b>		
<b>Policy HCAP34:</b>	Promote, support and preserve the Irish Language within the County.	Potential positive / neutral effects for all SEOs
<b>Irish Language Facilities</b>		
<b>Objective HCAO62:</b>	Ensure that the naming of mixed residential and mixed-use schemes reflect local history, folklore and/or place names and are stated in the Irish language facilities and activities.	Potential positive / neutral effects for all SEOs
<b>Naming of Residential Schemes</b>		
<b>Objective HCAO63:</b>	Ensure that the naming of mixed residential and mixed-use schemes reflect local history, folklore and/or place names and are stated in the Irish language.	Potential positive / neutral effects for all SEOs
<b>Townland Names</b>		
<b>Objective HCAO64:</b>	Encourage the use and promotion of historical and current townland names in the urban and rural environment in both the Irish and English languages, with a view to supporting the provision of townlands' place names markers/signage.	Potential positive / neutral effects for all SEOs
<b>Shopfronts</b>		
<b>Objective HCAO65:</b>	Actively support the use of the Irish language on shopfronts.	Potential positive / neutral effects for all SEOs
<b>Promotion of Irish Language</b>		
<b>Objective HCAO66:</b>	Promote Irish language and traditional culture in Fingal and support events celebrating Irish as a living language and our cultural heritage.	Potential positive / neutral effects for all SEOs
<b>Irish Language Supports</b>		
<b>Objective HCAO67:</b>	Continue to promote the established Coiste Gaeilge Comhairle Fhine Gall, a Fingal County Irish Language Committee, which encourages the use of the Irish language, the development of Seachtain na Gaeilge and promotes the use of Gaeilge on shop fronts.	Potential positive / neutral effects for all SEOs
<b>Promotion of Multi-Culturalism</b>		
<b>Policy HCAP35:</b>	Promote the County's multi-cultural heritage.	Potential positive / neutral effects for all SEOs
<b>Language Heritage</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy HCAP36:</b>	Promote the County's multi-cultural heritage.	Potential positive / neutral effects for all SEOs
<b>Environment for Multi-Culturalism</b>		
<b>Objective HCAO68:</b>	Establish an environment for promoting cross cultural awareness, racial harmony, mutual understanding and appreciation of all religious and ethnic traditions within the County, including development of public spaces with cross-cultural appeal and relevance.	Potential positive / neutral effects for all SEOs
<b>Migrant Integrations and Social Cohesion Strategy</b>		
<b>Objective HCAO69:</b>	Implement the actions identified in <i>Fingal's Migrant Integration and Social Cohesion Strategy 2019-2024</i> or any subsequent strategies.	Potential positive / neutral effects for all SEOs
<b>Fingal Arts Plan 2019-2025</b>		
<b>Policy HCAP37:</b>	Support the implementation of the <i>Fingal County Council Arts Plan 2019-2025</i> (and updates thereto) by facilitating and encouraging the provision of new or improved arts and cultural facilities within the County.	Potential positive / neutral effects for all SEOs
<b>Artist's Spaces</b>		
<b>Objective HCAO70:</b>	Develop and provide spaces for artist studios within Fingal and avail of opportunities for utilising underused buildings and local buildings with heritage value, to promote the expansion of cultural uses within existing spaces and communities, for artistic and cultural purposes.	Potential positive / neutral effects for all SEOs
<b>Inclusivity</b>		
<b>Objective HCAO71:</b>	Support greater inclusivity as part of the cultural experience by supporting adaptation to existing facilities and support initiatives and investments in arts and cultural spaces that aim to promote increased cultural engagement for minority groups, people with disabilities, young people, socially excluded, members of the Travelling community and LGBTQ+ community members.	Potential positive / neutral effects for all SEOs

## Chapter 11: Infrastructure and Utilities

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Uisce Éireann - Water Services Infrastructure</b>		
<b>Policy IUP1:</b>	Support Uisce Éireann's strategic water service projects and infrastructure improvements and engage with them to facilitate projects that deliver the water services infrastructure necessary to support Fingal's settlement hierarchy, sustainable growth and mitigation and adaptation to climate change in line with national and regional policy.	Potential partly positive partly uncertain effects for SEOs
<b>Uisce Éireann – Water Quality and Water Conservation</b>		
<b>Policy IUP2:</b>	Continue to support UÉin their role in water quality, water conservation and addressing leakage and support opportunities for water conservation as part of new and retrofitted developments and encourage the consideration of alternative water sources.	Potential positive / neutral effects for all SEOs
<b>Regional Wastewater Treatment Plant</b>		
<b>Policy IUP3:</b>	Facilitate the provision of appropriately sized and located wastewater treatment plants and networks including a new Regional Wastewater Treatment Plant and the implementation of other recommendations of the Greater Dublin Strategic Drainage Study, in conjunction with relevant stakeholders and services providers, to facilitate development in the County and Region and to protect the water quality of Fingal's coastal and inland waters through the provision of adequate treatment of wastewater.	Potential partly positive partly uncertain effects for SEOs
<b>Uisce Éireann – Water Service Projects</b>		
<b>Policy IUP4:</b>	Support Uisce Éireann in delivering key water service projects in the County, as per Table 11.1 above.	Potential partly positive partly uncertain effects for SEOs
<b>Greater Dublin Drainage Study</b>		
<b>Policy IUP5:</b>	Promote and support the implementation of the Greater Dublin Strategic Drainage Study, Dublin Region Local Authorities (2005) GSDSDS, including any updates to the original report.	Potential partly positive partly uncertain effects for SEOs
<b>Water Supply</b>		
<b>Policy IUP6:</b>	Liaise with Uisce Éireann to ensure that an adequate supply of drinking water for domestic, commercial, industrial and other uses is available for the sustainable development of the County	Potential positive / neutral effects for all SEOs
<b>Additional Water Source</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy IUP7:</b>	Liaise with, support and facilitate Uisce Éireann during the lifetime of the Plan to identify and develop an additional sustainable water source serving the Eastern and Midlands Region and the existing population of Fingal while also facilitating the sustainable development of the County, in accordance with the requirements of Fingal's Settlement Strategy and associated Core Strategy.	Potential partly uncertain, partly negative effects for SEOs
<b>Water Conservation Measures</b>		
<b>Objective IUO1</b>	Promote the sustainable use of water and water conservation and demand management measures in new and existing developments within the County, to promote water conservation by all water users.	Potential positive / neutral effects for all SEOs
<b>Water Safety Plans</b>		
<b>Objective IUO2</b>	Protect both ground and surface water resources and work with Uisce Éireann to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment and to reduce leakage in accordance with any future Regional Water Conservation Strategy.	Potential positive / neutral effects for all SEOs
<b>Strategic Water Services Infrastructure</b>		
<b>Policy IUP8:</b>	Identify and support the provision of key enabling infrastructure at strategic development sites in Fingal, as outlined in the MASP, to facilitate their release for development during the lifetime of the Development Plan and consult with all relevant public service providers to ensure that zoned lands are serviced in a timely fashion to facilitate opportunities for employment, enterprise creation and residential development.	Potential partly positive partly uncertain effects for SEOs
<b>Water Services Infrastructure</b>		
<b>Objective IUO3:</b>	Ensure that all new developments in areas served by a public foul sewerage network connect to the public sewerage system and to comply with the requirements of the Uisce Éireann Foul Sewer specification (where applicable).	Potential positive / neutral effects for all SEOs
<b>Separate Foul and Surface Water Drainage Systems</b>		
<b>Objective IUO4:</b>	Require all new development to provide separate foul and surface water drainage systems and to prohibit the connection of surface water outflows to the foul drainage network where separation systems are available, and vice versa (foul to surface), where separation systems are available.	Potential positive / neutral effects for all SEOs
<b>Protection of Water and Drainage Infrastructure</b>		
<b>Objective IUO5:</b>	Work in conjunction with Uisce Éireann to protect existing water and drainage infrastructure by protecting existing wayleaves and buffer zones around public water service infrastructure.	Potential positive / neutral effects for all SEOs
<b>Buffer Zones around Wastewater Treatment Plants</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective IUO6:</b>	Establish a buffer zone around all wastewater treatment plants suitable to the size and operation of each plant. The buffer zone should not be less than 100m from the odour producing units.	Potential positive / neutral effects for all SEOs
<b>Buffer Zones around Pumping Stations</b>		
<b>Objective IUO7:</b>	Establish an appropriate buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be a minimum 35 metres – 50 metres from the noise/odour producing part of the pumping station to avoid nuisance from odour and noise. For small scale developments (less than 15 houses) a smaller buffer zone may be agreed with the Planning Authority.	Potential positive / neutral effects for all SEOs
<b>Sludge Management Plan</b>		
<b>Policy IUP9:</b>	Have regard to the policies and objectives contained in Uisce Éireann's <i>National Wastewater Sludge Management Plan</i> (2016) and subsequent plans, and to support appropriate options for the extraction of energy and other resources from sewerage sludge and continue to work with Uisce Éireann and other relevant stakeholders to ensure the provision of facilities for the safe and sustainable management of sludges (sewage, waterworks, agricultural, industrial and septic tank) that are generated within the County.	Potential partly positive partly uncertain effects for SEOs
<b>Taking in Charge of Private Drainage Infrastructure</b>		
<b>Objective IUO8:</b>	Require that all new surface water infrastructure within public or private developments be constructed in accordance with the standards set out within the Greater Dublin Regional Code of Practice for Drainage Works, as amended, irrespective of the management and maintenance regime proposed for the development or whether or not the development is intended to be taken in charge, in full or in part (i.e. infrastructure shall be designed to taking in charge standards).	Potential positive / neutral effects for all SEOs
<b>Water Conservation and SuDS</b>		
<b>Policy IUP10:</b>	Promote the inclusion of water conservation and SuDS measures in all developments, to reduce the level of surface water run-off, improve water quality and contribute to adaptation to climate change through natural solutions.	Potential positive / neutral effects for all SEOs
<b>Multi-disciplinary Approach</b>		
<b>Policy IUP11:</b>	Adopt a multi-disciplinary approach to the implementation of policies in relation to wetlands, flood alleviation measures, public access to rivers and riparian/waterway/green corridors and encourage measures for the 'greening' of new developments including the use of green roofs, brown roofs, green walls and water harvesting.	Potential positive / neutral effects for all SEOs
<b>Surface Water Drainage Systems</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective IUO9:</b>	Maintain and enhance existing surface water drainage systems in the County and to require SuDS in new developments where appropriate, as set out in the <i>Greater Dublin Strategic Drainage Study (Vol 2: New Development)</i> / <i>Greater Dublin Regional Code of Practice for Drainage Works</i> .	Potential positive / neutral effects for all SEOs
<b>SuDS; Nature-Based Solutions</b>		
<b>Objective IUO10:</b>	SuDS shall incorporate nature-based solutions and have regard to the objectives set out in Fingal's Guidance Document - <i>Green/ Blue Infrastructure for Development</i> , as amended. (Appendix 11)	Potential positive / neutral effects for all SEOs
<b>SuDS in New Developments</b>		
<b>Objective IUO11:</b>	<p>SuDS shall be incorporated into all parts of a development (open spaces, roads, footpaths, private areas), and have regard to the FCC SuDS Guidance Document - <i>Green/ Blue Infrastructure for Development</i>, as amended (Appendix 11), and shall ensure:</p> <ul style="list-style-type: none"> <li>– That the design of SuDS enhances the quality of open spaces and when included as part of any open space provision, it must contribute in a significant and positive way to the design and quality of the open space.</li> <li>– Open space areas shall not be dominated by SuDS features.</li> <li>– Underground tanked systems, whether concrete or plastic, are the least favoured means for surface water management and shall only be used when green solutions have proven not feasible.</li> </ul> <p>See also Appendix 10 (SuDS Guidance Document), and Chapter 14, Development Management Standards (Section 14.20.3 SuDS).</p>	Potential positive / neutral effects for all SEOs
<b>Green Roofs</b>		
<b>Objective IUO12:</b>	Require the use of Green Roofs particularly on apartment, commercial, leisure and educational buildings as part of the overall surface water management strategy for each development, where appropriate.	Potential positive / neutral effects for all SEOs
<b>Surface Water Run-Off</b>		
<b>Objective IUO13:</b>	Require that all surface water run-off from new / extended domestic driveways, repaired/ replacement driveways and vehicular entrances (where such development is not exempted from the requirement to obtain planning permission) is managed using SuDS, ensuring no increase in surface water discharges to the public drainage network.	Potential positive / neutral effects for all SEOs
<b>Buffer Zones for Riparian Corridors</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective IUO14:</b>	Implement policies relating to the buffer zones for riparian corridors and SuDS, having regard to Fingal's SuDS Guidance document <i>Green/ Blue Infrastructure for Development, as amended</i> .	Potential positive / neutral effects for all SEOs
<b>Surface Water Management Plan</b>		
<b>Objective IUO15:</b>	Require the preparation of a Surface Water Management Plan as part of all new developments which shall include the following: <ul style="list-style-type: none"> <li>– identify and assess the existing surface water movements through the development before considering and developing a surface water management system using SuDS, having regard to our Fingal Guidance Document - <i>Green/ Blue Infrastructure for Development, as amended</i>. (Appendix 11).</li> <li>– incorporate SuDS along the route of the water movement to enhance the water quality effects of nature-based systems at the different stages – Treatment Train approach from source to discharge.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Flood Risk Management</b>		
<b>Policy IUP12:</b>	Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County of Fingal, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient County.	Potential positive / neutral effects for all SEOs
<b>Protection of Fingal's Floodplains, Wetlands and Coastal Areas</b>		
<b>Policy IUP13:</b>	Protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.	Potential positive / neutral effects for all SEOs
<b>OPW</b>		
<b>Policy IUP14:</b>	Continue to support and assist the OPW in implementing and delivering the relevant Flood Risk Management Plans for rivers, coastlines and estuaries within Fingal.	Potential positive / neutral effects for all SEOs
<b>OPW Flood Risk Management Guidelines</b>		
<b>Objective IUO16:</b>	Have regard to the OPW <i>Flood Risk Management Guidelines 2009</i> , as revised by Circular PL 2/2014, when assessing planning applications and in the preparation of statutory and non-statutory plans and to require site specific flood risk assessments are to be considered for all new developments within the County. All development must prepare a Stage 1 Flood Risk Analysis and if the flooding risk is not screened out, they must prepare a Site Specific Flood Risk Assessment (SSFRA) for the development, where appropriate.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Strategic Flood Risk Assessment</b>		
<b>Objective IUO17:</b>	Implement and comply fully with the recommendations of the Strategic Flood Risk Assessment prepared as part of the <i>Fingal Development Plan 2023-2029</i> .	Potential positive / neutral effects for all SEOs
<b>SFRA Recommendations</b>		
<b>Objective IUO18:</b>	All Flood Risk Assessments must comply with the recommendations from the SFRA report.	Potential positive / neutral effects for all SEOs
<b>Medium Range Future Scenario Climate Change Predictions</b>		
<b>Objective IUO19:</b>	Surface water designs must include Medium Range Future Scenario Climate Change Predictions.	Potential positive / neutral effects for all SEOs
<b>Tolka River Flood Study Maps</b>		
<b>Objective IUO20:</b>	Prepare a flood map using data from both the River Tolka Flood Study extents and recently provided National Indicative Fluvial Mapping as well as site specific modelling to ensure the most up-to-date flood maps for Tolka River are available, within 1 year of making this Development Plan.	Potential positive / neutral effects for all SEOs
<b>Precautionary Principle in OPW Guidelines</b>		
<b>Objective IUO21:</b>	Require all developments in the County to be designed and constructed in accordance with the “Precautionary Principle” as detailed in the OPW Guidelines and to minimise the flood risk in Fingal from all potential sources of flooding as far as is practicable, including coastal, pluvial, fluvial, reservoirs and dams, and the piped water system.	Potential positive / neutral effects for all SEOs
<b>Flood Alleviation Measures</b>		
<b>Objective IUO22:</b>	Support and facilitate the provision of new or upgrading of existing flood alleviation measures where appropriate.	Potential partly uncertain, partly negative effects for SEOs
<b>Protection of Rivers, Streams and Watercourses</b>		
<b>Objective IUO23:</b>	Ensure that where flood protection or alleviation works take place that the natural and cultural heritage of rivers, streams and watercourses are protected and enhanced to the greatest extent possible.	Potential positive / neutral effects for all SEOs
<b>Cross-Boundary Flood Management</b>		
<b>Objective IUO24:</b>	Work with neighbouring Local Authorities when developing cross-boundary flood management work programmes and when considering cross-boundary development.	Potential positive / neutral effects for all SEOs
<b>Water Quality</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy IUP15:</b>	Support initiatives to improve water quality and to achieve ‘good ecological’ status in compliance with the Water Framework Directive and associated River Basin Management Plans, particularly those which employ nature-based management measures, and explore opportunities for targeted watercourse improvement interventions which are designed to deliver a wider range of environmental benefits.	Potential positive / neutral effects for all SEOs
<b>IFI Guidelines ‘Planning for Watercourses in the Urban Environment’, 2020</b>		
<b>Policy IUP16:</b>	Protect inland and sea fisheries and take full account of Inland Fisheries Ireland Guidelines ‘ <i>Planning for Watercourses in the Urban Environment</i> ’ 2020, when undertaking, approving or authorising development or works which may impact on rivers streams, watercourses, estuaries, shorelines and their associated habitats.	Potential positive / neutral effects for all SEOs
<b>Groundwater</b>		
<b>Policy IUP17:</b>	Strive to achieve ‘good status’ in all waterbodies and protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and control development in a manner consistent with the proper management of these resources in compliance with the Water Framework Directive, the <i>Eastern River Basin Management Plan 2017-2021</i> and any subsequent plan.	Potential positive / neutral effects for all SEOs
<b>Groundwater Protection Schemes</b>		
<b>Policy IUP18:</b>	Promote the reduction of groundwater pollution and to protect and improve the aquatic environment and water-dependent ecosystems through proactive discharge and emissions management and through the enhancement of the physical condition of waterbodies and to implement the recommendations contained in any Groundwater Protection Scheme prepared under EU Ground Water Directives.	Potential positive / neutral effects for all SEOs
<b>Bathing Water Quality and Beaches</b>		
<b>Policy IUP19:</b>	Maintain and enhance Fingal’s beaches for bathing to a high standard and protect and improve water quality and bathing facilities for them to attain ‘Blue Flag’ standards.	Potential positive / neutral effects for all SEOs
<b>River Basin Management Plans</b>		
<b>Objective IUO25:</b>	Maintain, improve and enhance the environmental and ecological quality of our surface waters, groundwater and aquifers by implementing the EU Water Framework Directive through the relevant programme of measures set out in the River Basin Management Plans and to take into consideration the River Basin Management Plan and Programme of Measures when considering new development proposals.	Potential positive / neutral effects for all SEOs
<b>Riparian Corridors</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective IUO26:</b>	<p>Establish riparian corridors free from new development along all significant watercourses and streams in the County:</p> <ul style="list-style-type: none"> <li>– Ensure a minimum 10m wide riparian buffer strip measured from the top of the bank either side of all watercourses. This minimum 10m wide riparian buffer strip applies to lands within development boundaries - i.e. within designated settlement boundaries (as per Fingal County Council's Settlement Hierarchy set out in Chapter 2, Planning for Growth, Table 2.20).</li> <li>– A minimum 48m wide riparian buffer strip is required in all other areas outside of development boundaries.</li> <li>– Where lands encompass urban and rural areas, a transitional approach from the urban riparian requirements to the rural riparian requirements may be appropriate and will be assessed on a case-by-case basis.</li> <li>– Notwithstanding the above, cognisance must be taken of Flood Zone A and B, as outlined in the SFRA.</li> </ul> <p>See also Chapter 14, Development Management Standards (Section 14.20.5 Riparian Corridors) and the SFRA.</p>	Potential positive / neutral effects for all SEOs
<b>De-culverting of Watercourses</b>		
<b>Objective IUO27:</b>	Promote de-culverting to restore watercourses to their natural environmental state.	Potential positive / neutral effects for all SEOs
<b>Implementation Of Existing Waste Management Policy</b>		
<b>Policy IUP20:</b>	Support the implementation of existing waste management policy and promote education and awareness on all issues associated with waste management, both at industry and community level, including the promotion of waste reduction by encouraging reuse, recycling and recovery of waste. Fingal County Council will continue to promote and support the objectives of the <i>Eastern and Midlands Region Waste Management Plan 2015-2021</i> , or such plans as may be updated.	Potential positive / neutral effects for all SEOs
<b>Environmental Policy, Legislation and Guidance</b>		
<b>Policy IUP21:</b>	Have regard to European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.	Potential positive / neutral effects for all SEOs
<b>Transition From A Waste Economy Towards A Green Circular Economy</b>		
<b>Policy IUP22:</b>	Support the principles of transition from a waste economy towards a green circular economy and implement good waste management and best practices to enable Fingal to become self-sufficient in terms of resource	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	and waste management and to enhance employment and increase the value recovery and recirculation of resources, in accordance with the <i>Whole-of-Government Circular Economy Strategy 2022</i> .	
<b>Segregated Public Waste Bins and Compactor Bins</b>		
<b>Policy IUP23:</b>	Promote a Countywide system of segregated public waste bins and segregated compactor bins.	Potential positive / neutral effects for all SEOs
<b>Eastern Midlands Region Waste Management Plan</b>		
<b>Objective IUO28:</b>	Implement the provisions of the <i>Eastern Midlands Region Waste Management Plan 2015 -2021</i> or any subsequent Waste Management Plan applicable within the lifetime of the Development Plan. All prospective developments in the County will be expected to take account of the provisions of the Regional Waste Management Plan and adhere to the requirements of that Plan.	Potential positive / neutral effects for all SEOs
<b>Sustainable Waste Recovery And Disposal</b>		
<b>Objective IUO29:</b>	Provide for, promote and facilitate high quality sustainable waste recovery and disposal infrastructure/technology in keeping with the EU waste hierarchy, national legislation and regional waste management policy to adequately cater for Fingal's growing population.	Potential positive / neutral effects for all SEOs
<b>Hazardous Waste</b>		
<b>Objective IUO30:</b>	Adhere to the recommendations of the <i>National Hazardous Waste Management Plan 2014-2020</i> and any subsequent plan, and to co-operate with the EPA and other agencies in the planning, organisation and supervision of the disposal of hazardous waste streams, including hazardous waste identified during construction and demolition projects. To continue to promote the use of clean technology and minimisation of hazardous waste production in all development within the County.	Potential positive / neutral effects for all SEOs
<b>Recycling / Re-Use</b>		
<b>Policy IUP24:</b>	Promote and encourage the establishment of re-use, recycling and repair activities to prevent and minimise waste generation and disposal, in accordance with the <i>Eastern Midlands Region Waste Management Plan 2015 -2021</i> (or any subsequent plan).	Potential positive / neutral effects for all SEOs
<b>Litter Management</b>		
<b>Policy IUP25:</b>	Support the implementation of the <i>Fingal Litter Management Plan 2019</i> and any subsequent plans through enforcement of the litter bye-laws, street cleaning and continued roll out of education and awareness campaigns.	Potential positive / neutral effects for all SEOs
<b>Network Of Bring Infrastructure</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective IUO31:</b>	Provide for and maintain the network of bring infrastructure within the County (i.e. recycling centres, civic amenity facilities, bring banks) to facilitate the recycling and recovery of hazardous and non-hazardous municipal wastes and ensure the provision of adequately sized public recycling facilities in accessible locations throughout the County.	Potential positive / neutral effects for all SEOs
<b>Bring Bank Facilities</b>		
<b>Objective IUO32:</b>	Seek to identify suitable sites for new bring bank facilities to ensure that developing settlements have ease of access to such facilities over the Plan period, subject to funding and resources available.	Potential positive / neutral effects for all SEOs
<b>Home Composting</b>		
<b>Objective IUO33:</b>	Continue to promote home composting and explore the potential for composting in rural areas and promote the development of composting (digester) plants for organic solid waste at appropriate locations within the County. Continue to promote developments to manage food waste in accordance with the requirements of the <i>Waste Management (Food Waste) Regulations</i> .	Potential positive / neutral effects for all SEOs
<b>Waste Management in New Developments</b>		
<b>Objective IUO34:</b>	Require the provision of appropriate, well designed, accessible space to support the storage, separation and collection of as many waste and recycling streams as possible in all new commercial and residential developments within the County. See also Chapter 14, Development Management Standards (Section 14.20.12: Waste Management).	Potential positive / neutral effects for all SEOs
<b>Education and Awareness</b>		
<b>Objective IUO35:</b>	Continue to raise environmental awareness of waste prevention and minimisation and reduction in illegal dumping through the continuation of Council based initiatives, with particular emphasis placed on the involvement of local schools, community organisations, individual households and businesses.	Potential positive / neutral effects for all SEOs
<b>Partnership Approach</b>		
<b>Objective IUO36:</b>	Continue to develop the Council's partnership approach with the Tidy Towns Associations, community groups, farming organisations, trade unions, the business community, the local media, sporting organisations, tourism bodies and Gardaí in the support and fostering of antilitter initiatives within the County.	Potential positive / neutral effects for all SEOs
<b>COMAH Establishments/ SEVESO</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy IUP26:</b>	Continue to have regard to the provisions of the <i>SEVESO III Directive (2012/18/EU)</i> relating to the control of major accident hazards involving dangerous substances and its objectives to prevent major accidents and limit the consequences of such accidents. Fingal will continue to have regard to the provisions of the Directive and recommendations of the HSA in the assessment of all planning applications located on, or impacted by, COMAH establishments in accordance with <i>Guidance on Technical Land-use Planning Advice: for Planning Authorities and Operators of COMAH Establishments 2021</i> .	Potential positive / neutral effects for all SEOs
<b>Restrictions on Development in proximity of a Seveso Site</b>		
<b>Objective IUO37:</b>	Have regard to the provision of the <i>Major Accident Directive' (Seveso III) (European Council Directive 2012/18/EU)</i> and impose restrictions in consultation with the HSA, on developments abutting or within proximity of a Seveso site. The extent of restrictions on development will be dependent on the type of risk present and the quantity and form of the dangerous substance present or likely to be present.	Potential positive / neutral effects for all SEOs
<b>Location of New Seveso Development</b>		
<b>Objective IUO38:</b>	Permit new Seveso development only in low-risk locations away from vulnerable residential, retail and commercial development.	Potential positive / neutral effects for all SEOs
<b>Extensions to Seveso Site</b>		
<b>Objective IUO39:</b>	Prohibit new extensions to long-established Seveso sites where they are a non-conforming use and where they pose an unacceptable accident risk to the public.	Potential positive / neutral effects for all SEOs
<b>Adjacent Uses – Seveso Sites</b>		
<b>Objective IUO40:</b>	In areas where Seveso sites exist in appropriate locations with low population densities, ensure that proposed uses in adjacent sites do not compromise the potential for expansion of the existing Seveso use and in particular the exclusion of developments with the potential to attract large numbers of the public.	Potential positive / neutral effects for all SEOs
<b>Storage of Seveso Substances</b>		
<b>Objective IUO41:</b>	Attach to any grant of permission for new warehouses or similar industrial buildings, a condition to exclude use/storage of SEVESO substances (or require a separate planning permission for it).	Potential positive / neutral effects for all SEOs
<b>HSA Consultation Distances for new Seveso Sites</b>		
<b>Objective IUO42:</b>	Have regard to the advice of the HSA when proposals for new Seveso sites are considered and for all planning applications within the consultation distances stated in Table 14.27: List of Seveso / COMAH Sites (Chapter 14, Development Management Standards).	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Seveso Risk Assessment</b>		
<b>Objective IUO43:</b>	Require developers to submit a detailed Consequence and Risk Assessment with all Environmental Impact Statements and/or legislative licence applications for all Seveso sites.	Potential positive / neutral effects for all SEOs
<b>Energy Networks and ICT Infrastructure</b>		
<b>Policy IUP27:</b>	Facilitate and promote the development of energy networks and ICT infrastructure where necessary to facilitate sustainable growth and economic development and support the provision of critical energy utilities and the transition to alternative, renewable, decarbonised, and decentralised energy sources, technologies, and infrastructure.	Potential partly positive partly uncertain effects for SEOs
<b>Promote Energy Efficient Development</b>		
<b>Policy IUP28:</b>	Promote more energy efficient development through the location of housing and employment along public transport/cycling corridors, where people can choose to use less energy intensive public transport or cycling, rather than being dependent on the car.	Potential positive / neutral effects for all SEOs
<b>Enhancement And Upgrading Of Existing Infrastructure And Networks</b>		
<b>Policy IUP29:</b>	Work in partnership with existing service providers, businesses and local community groups to facilitate required enhancement and upgrading of existing infrastructure and networks and support the development of new energy systems, local community sustainable energy generation projects and transmission grids, which will be necessary for a more distributed, renewables-focused energy generation system, harnessing both the considerable on-shore and off-shore potential from energy sources such as wind, wave, and solar energy.	Potential partly positive partly uncertain effects for SEOs
<b>Promote Low Carbon Energy Development</b>		
<b>Policy IUP30:</b>	Support EirGrid's Grid Development Strategy - Your Grid, Your Tomorrow (2017), Implementation Plan 2017 – 2022 and Transmission Development Plan (TDP) 2016 and any subsequent plans prepared during the lifetime of this Plan, to provide for the safe, secure, and reliable supply of electricity.	Potential partly positive partly uncertain effects for SEOs
<b>Enhancement and Upgrading Of Existing Infrastructure And Networks</b>		
<b>Policy IUP31:</b>	Support EirGrid's Grid Development Strategy – Your Grid, Your Tomorrow 2017, Implementation Plan 2017–2022, Shaping our Electricity Future-A Roadmap to achieve our Renewable Ambition 2021 and Transmission Development Plan (TDP) 2020-2029, and the Government's Policy Statement on Security of Electricity Supply November 2021 and any subsequent plans prepared during the lifetime of this Plan, to provide for the safe, secure, and reliable supply of electricity.	Potential partly positive partly uncertain effects for SEOs
<b>East Meath-North Dublin Grid Upgrade</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy IUP32:</b>	Support the development of the East Meath-North Dublin Grid Upgrade to strengthen the electricity supply network in anticipation of the future development of renewable energy, onshore and offshore.	Potential partly positive partly uncertain effects for SEOs
<b>Renewable Energy</b>		
<b>Policy IUP33:</b>	Continue to develop and implement climate action and energy related initiatives in Fingal and continue to support the recording and monitoring of renewable energy potential in Fingal in partnership with other stakeholders including the East Midlands Regional Assembly EMRA, the Dublin Energy Agency (Codema) and the Climate Action Regional Office (CARO).	Potential positive / neutral effects for all SEOs
<b>District Heating Systems and CCHP</b>		
<b>Policy IUP34:</b>	Promote the use of district heating systems at appropriate locations in new residential and commercial developments where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities and support complementary technologies including combined cooling, heat and power (CCHP), large scale heat pumps, and renewable energy opportunities, including geothermal energy, energy from waste, biomass and bio-gas.	Potential positive / neutral effects for all SEOs
<b>Energy Utilities</b>		
<b>Objective IUO44:</b>	Support the development of enhanced electricity and gas supplies, and associated transmission and distribution networks, to serve the existing and future needs of the County, and to facilitate new transmission infrastructure projects and technologies.	Potential partly positive partly uncertain effects for SEOs
<b>Undergrounding of Utility Infrastructure</b>		
<b>Objective IUO45:</b>	Require that the location of local utility services such as electricity, telephone and television cables be located underground wherever possible, and to promote the undergrounding of existing overhead cables and associated equipment, where possible, in the interests of visual amenity and improved public realm.	Potential partly positive partly uncertain effects for SEOs
<b>Energy Efficiency of Buildings</b>		
<b>Objective IUO46:</b>	Encourage the adaptability of buildings over time and seek to improve the energy efficiency of new and existing building stock including the retro fitting of energy efficient measures and promote the use of energy efficiency and conservation in the design and development of all new buildings in the County, in accordance with relevant building regulations, national policy and guidance and the targets of <i>Fingal's Climate Change Action Plan</i> .	Potential positive / neutral effects for all SEOs
<b>Smart Grids and Smart Cities</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Policy IUP35:</b>	Smart Grids and Smart Cities development will be supported, as these significantly improve the efficiency and quality of complex systems such as electricity, water, waste and transport services.	Potential positive / neutral effects for all SEOs
<b>Smart Grids and Smart Cities Action Plan</b>		
<b>Objective IUO47:</b>	Support the roll-out of the <i>Smart Grids and Smart Cities Action Plan 2013</i> in order to enable new connections, grid balancing, energy management and micro grid development.	Potential positive / neutral effects for all SEOs
<b>Provision of Telecommunications / Digital Connectivity Infrastructure</b>		
<b>Policy IUP36:</b>	Facilitate the coordinated provision of telecommunications / digital connectivity infrastructure at appropriate locations throughout the County and extension of telecommunications infrastructure including broadband connectivity as a means of improving economic competitiveness and enabling more flexible work practices.	Potential positive / neutral effects for all SEOs
<b>Fingal Digital Strategy</b>		
<b>Policy IUP37:</b>	Develop and support the implementation of the <i>Fingal Digital Strategy 2020-23</i> , to encourage and support communities and businesses to reap the full rewards of a digitally enabled society, including the completed rollout of public Wi-Fi hotspots as set out in the <a href="#">Fingal Public Wi-Fi Roadmap</a> and as part of the WIFI4EU scheme.	Potential positive / neutral effects for all SEOs
<b>Open Access Connectivity Arrangements</b>		
<b>Policy IUP38:</b>	Consider provision of open access connectivity arrangements within new developments to enable service provider competition and consumer choice in line with the requirements of the <i>European Electronic Communications Code 2018</i> .	Potential positive / neutral effects for all SEOs
<b>National Broadband Plan</b>		
<b>Policy IUP39:</b>	Support the rollout of high-quality broadband throughout the County and facilitate the delivery of the National Broadband Plan and International fibre communications links, including full interconnection between the fibre networks in Northern Ireland and the Republic of Ireland.	Potential positive / neutral effects for all SEOs
<b>Digital Connectivity</b>		
<b>Policy IUP40:</b>	Promote and support the <i>Government's Strategy Harnessing Digital – the Digital Ireland Framework Feb 2022</i> and the <i>National Development Plan 2021–2023</i> – National Strategic Objective 6, which relates to enhancing Ireland's high quality international connectivity.	Potential positive / neutral effects for all SEOs
<b>High-quality ICT Network and Appropriate Telecommunications Infrastructure</b>		
<b>Objective IUO48:</b>	Promote and facilitate the provision of a high-quality ICT network and appropriate telecommunications infrastructure in accordance with the <i>Fingal Digital Strategy 2020-23</i> (and any subsequent plan), and to	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	support broadband connectivity and other innovative and advancing technologies within the County, whilst protecting the amenities of urban and rural areas.	
<b>Digital Inclusion</b>		
<b>Objective IUO49:</b>	Promote digital inclusion and improve digital equality. Facilitate access to free high-speed connectivity in public buildings and facilitate the rollout of Community Broadband Connection Points (BCPS).	Potential positive / neutral effects for all SEOs
<b>Smart Districts/Smart Places</b>		
<b>Objective IUO50:</b>	Support the development of Smart Districts/Smart Places to enhance socio-economic development.	Potential positive / neutral effects for all SEOs
<b>Digital Hubs and Co-working Spaces</b>		
<b>Objective IUO51:</b>	Facilitate the development of digital hubs and co-working spaces at appropriate locations, including towns and rural villages.	Potential positive / neutral effects for all SEOs
<b>Telecommunications Infrastructure</b>		
<b>Objective IUO52:</b>	Ensure that applications made in relation to the provision of overground telecommunications infrastructure, including planning applications and Section 254 licence applications, take into consideration and demonstrate compliance with the <i>'Guidance on the Potential Location of Overground Telecommunications Infrastructure on Public Roads' 2015</i> .	Potential positive / neutral effects for all SEOs
<b>High-quality Design of Telecommunications Infrastructure</b>		
<b>Objective IUO53:</b>	Ensure a high-quality design of masts, towers, antennae and other such telecommunications infrastructure in the interests of visual amenity and the protection of sensitive landscapes in the County.	Potential positive / neutral effects for all SEOs
<b>Sharing and Co-location of Digital Connectivity Infrastructure</b>		
<b>Objective IUO54:</b>	Support the appropriate use of existing assets (i.e. lighting, street furniture etc) for the deployment of telecoms equipment and to encourage the sharing and co-location of digital connectivity infrastructure in the interests of visual amenity and protection of the built heritage.	Potential positive / neutral effects for all SEOs
<b>Ducting</b>		
<b>Objective IUO55:</b>	Support greater coordination in the delivery of telecoms/ digital connectivity infrastructure and use of underground ducting asset space.	Potential positive / neutral effects for all SEOs
<b>Open Access Connectivity Arrangements</b>		
<b>Objective IUO56:</b>	Require all new developments to provide open access connectivity arrangements directly to the individual premises to enable service provider competition and consumer choice.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Sensor and Telecommunication Register of Council Assets</b>		
<b>Objective IUO57:</b>	Support the development of a mapped IoT sensor and telecommunication register of Council assets and make the data available through the Fingal Open Data Portal.	Potential positive / neutral effects for all SEOs
<b>EPA and Air Quality</b>		
<b>Policy IUP41:</b>	Facilitate and promote the development of energy networks and ICT infrastructure where necessary to facilitate sustainable growth and economic development and support the provision of critical energy utilities and the transition to alternative, renewable, decarbonised, and decentralised energy sources, technologies, and infrastructure.	Potential partly positive partly uncertain effects for SEOs
<b>Air Quality Monitoring</b>		
<b>Objective IUO58:</b>	Monitor, pro-actively manage and improve air quality in the County through integrated land use and spatial planning measures to avoid, mitigate and minimise unacceptable levels of air pollution in accordance with national and EU policy Directives on air quality and, where appropriate, promote compliance with established targets.	Potential positive / neutral effects for all SEOs
<b>Air Quality Monitoring Network</b>		
<b>Objective IUO59:</b>	Continue to work with the Dublin Local Authorities and relevant agencies in the collection of local air quality data through the EPA's air quality monitoring network, to maintain good air quality in the County.	Potential positive / neutral effects for all SEOs
<b>Dublin Regional Air Quality Management Plan</b>		
<b>Objective IUO60:</b>	Implement the recommendations of the <i>Dublin Regional Air Quality Management Plan</i> (and any subsequent Plan) and to implement the relevant spatial planning recommendations and actions of the <a href="#">Dublin Agglomeration Environmental Noise Action Plan 2018-2023</a> or any superseding action plan.	Potential positive / neutral effects for all SEOs
<b>Dublin Agglomeration Environmental Noise Action Plan</b>		
<b>Policy IUP42:</b>	Support the pro-active management of noise in the County and to continue to work with the Dublin Local Authorities and relevant statutory agencies, through the implementation of measures to avoid, mitigate and minimise noise in accordance with the <i>Noise Action Plan for the County of Fingal 2018-2023</i> and the <i>Dublin Agglomeration Environmental Noise Action Plan 2018-2023</i> (and any subsequent plans).	Potential positive / neutral effects for all SEOs
<b>Working with Stakeholders</b>		
<b>Policy IUP43:</b>	Continue to work alongside relevant stakeholders including the NTA, TII and the EPA to promote and improve safer noise protection infrastructure in line with population growth and traffic increases along all our national roads.	Potential positive / neutral effects for all SEOs
<b>Implementation of Noise Plans</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective IUO61:</b>	Implement the relevant spatial planning recommendations and actions of the <i>Dublin Agglomeration Environmental Noise Action Plan 2018-2023</i> and the <i>Noise Action Plan for Dublin Airport 2019-2023</i> (or any subsequent plan), working in conjunction with relevant statutory agencies.	Potential positive / neutral effects for all SEOs
<b>Noise Sensitive Developments</b>		
<b>Objective IUO62:</b>	Consider the location, design and construction of noise sensitive developments, to ensure they are protected from major noise sources, where practical, and to support and facilitate the monitoring and enforcement by Fingal's Environmental Health Department of noise reduction measures in areas experiencing excess noise.	Potential positive / neutral effects for all SEOs
<b>Noise Exposure Maps</b>		
<b>Objective IUO63:</b>	Developments for noise sensitive uses shall have regard to the noise exposure maps contained within the <i>Fingal Noise Action Plan 2018 – 2023</i> or any supplementary mapping prepared by Fingal County Council, and developers shall be required to produce a noise impact assessment and mitigation plans, where necessary, for any new noise sensitive development within these areas.	Potential positive / neutral effects for all SEOs
<b>Light Pollution</b>		
<b>Policy IUP44:</b>	Promote appropriate lighting installations, availing of best practice as published by the relevant authority, designed to minimise light pollution / unwanted environmental effects while maximising the light reaching the public realm	Potential positive / neutral effects for all SEOs
<b>Design of Lighting Schemes</b>		
<b>Objective IUO64:</b>	Require that the design of lighting schemes minimises the incidence of light spillage or pollution into the surrounding environment and new schemes shall ensure that there is no unacceptable adverse impact on neighbouring development, visual amenity and biodiversity in the surrounding areas.	Potential positive / neutral effects for all SEOs
<b>Lighting: New Developments</b>		
<b>Objective IUO65:</b>	Require that new developments are appropriately lit and that all public and external lighting in new residential and commercial developments use highly energy efficient luminaires, with the use of energy saving strategies (such as dimming in line with nationally agreed tariffs) encouraged.	Potential positive / neutral effects for all SEOs

## **Chapter 12: Implementation & Monitoring**

No new policies or objectives are included in Chapter 12 of the Plan.

The Chapter sets out the Implementation and Monitoring System for the Plan having regard to specific policies and objectives as previously set out and assessed under Chapters 1 to 11 inclusive.



## Chapter 13: Landuse Zoning

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Zoning Objectives and Vision</b>		
<b>Objective ZO1:</b>	Secure the implementation of the zoning objective and vision applied to each area of the County.	Potential positive / neutral effects for all SEOs
<b>Transitional Zonal Areas</b>		
<b>Objective ZO2:</b>	Have regard to development in adjoining zones, in particular, more environmentally sensitive zones, in assessing development proposals for lands in the vicinity of zoning boundaries.	Potential positive / neutral effects for all SEOs
<b>Non-Conforming Uses</b>		
<b>Objective ZO3:</b>	Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating non-conforming uses, subject to normal planning criteria.	Potential partly positive partly uncertain effects for SEOs
<b>Ancillary Uses</b>		
<b>Objective ZO4:</b>	Ensure that developments ancillary to the parent use of a site are considered on their merits.	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: COMMUNITY INFRASTRUCTURE</b>		
<b>Objective 'CI'</b>	<i>Provide for and protect civic, religious, community, education, health care and social infrastructure.</i>	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: DUBLIN AIRPORT</b>		
<b>Objective 'DA'</b>	<i>Ensure the efficient and effective operation and development of the airport in accordance with an approved Local Area Plan.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: FOOD PARK</b>		
<b>Objective 'FP'</b>	<i>Provide for and facilitate the development of a Food Industry Park.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: GREENBELT</b>		
<b>Objective 'GB'</b>	<i>Protect and provide for a Greenbelt.</i>	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: GENERAL EMPLOYMENT</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
Objective 'GE'	<i>Provide opportunities for general enterprise and employment.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: HIGH AMENITY</b>		
Objective 'HA'	<i>Protect and enhance high amenity areas.</i>	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: HEAVY INDUSTRY</b>		
Objective 'HI'	<i>Protect for heavy industry.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: HIGH TECHNOLOGY</b>		
Objective 'HT'	<i>Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: LOCAL CENTRE</b>		
Objective 'LC'	<i>Protect, provide for and/or improve local centre facilities.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: MAJOR TOWN CENTRE</b>		
Objective 'MC'	<i>Protect, provide for and/ or improve major town centre facilities.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: METRO AND RAIL ECONOMIC CORRIDOR</b>		
Objective 'MRE'	<i>Facilitate opportunities for high-density mixed-use employment generating activity and commercial development, and support the provision of an appropriate quantum of residential development within the Metro and Rail Economic Corridor.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: NATIONAL SPORTS CAMPUS</b>		
Objective 'NSC'	<i>Provide for retail warehousing development.</i>	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Zoning Objectives, Vision and Use Classes: OPEN SPACE</b>		
<b>Objective 'OS'</b>	<i>Preserve and provide for open space and recreational amenities.</i>	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: RESIDENTIAL AREA</b>		
<b>Objective 'RA'</b>	<i>Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: RURAL BUSINESS</b>		
<b>Objective 'RB'</b>	<i>Provide for and facilitate rural-related business which has a demonstrated need for a rural location.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: RURAL CLUSTERS</b>		
<b>Objective 'RC'</b>	<i>Provide for small scale infill development serving local needs while maintaining the rural nature of the cluster.</i>	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: RESIDENTIAL</b>		
<b>Objective 'RS'</b>	<i>Provide for residential development and protect and improve residential amenity.</i>	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: RURAL</b>		
<b>Objective 'RU'</b>	<i>Protect and promote in a balanced way, the development of agriculture and rural-related enterprise, biodiversity, the rural landscape, and the built and cultural heritage.</i>	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: RURAL VILLAGE</b>		
<b>Objective 'RV'</b>	<i>Protect and promote the character of the Rural Village and promote a vibrant community in accordance with an approved Framework Plans, and the availability of physical and community infrastructure.</i>	Potential positive / neutral effects for all SEOs
<b>Zoning Objectives, Vision and Use Classes: RETAIL WAREHOUSING</b>		
<b>Objective 'RW'</b>	<i>Provide for retail warehousing development.</i>	Potential partly positive partly uncertain effects for SEOs
<b>Zoning Objectives, Vision and Use Classes: TOWN AND DISTRICT CENTRE</b>		
<b>Objective 'TC'</b>	<i>Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.</i>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Zoning Objectives, Vision and Use Classes: WAREHOUSING AND DISTRIBUTION</b>		
<b>Objective 'WD'</b>	<i>Provide for distribution, warehouse, storage and logistics facilities which require good access to a major road network within a good quality environment.</i>	Potential partly positive partly uncertain effects for SEOs

Chapter 14: Development Management Standards

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Screening for Appropriate Assessment</b>		
<b>Objective DMSO1:</b>	Ensure that all plans and projects in the County which could, either individually or in combination with other plans and projects, have a significant effect on a European site or sites are subject to Screening for Appropriate Assessment.	Potential positive / neutral effects for all SEOs
<b>Screening for Environmental Impact Assessment</b>		
<b>Objective DMSO2:</b>	Ensure that all development projects within the County that all below the mandatory thresholds for Environmental Impact assessment, which could individually or in combination with other projects have significant effects on the environment are subject to EIA Screening.	Potential positive / neutral effects for all SEOs
<b>Local Authority Development</b>		
<b>Objective DMSO3:</b>	Ensure Local Authority development proposals are subject to environmental assessment, as appropriate, including Screening for Appropriate Assessment and Environmental Impact Assessment.	Potential positive / neutral effects for all SEOs
<b>Healthy Placemaking</b>		
<b>Objective DMSO4:</b>	<p><b><u>Key Principles to consider in the achievement of Healthy Placemaking:</u></b></p> <ul style="list-style-type: none"> <li>▪ The design and layout of a development, the public realm and supporting infrastructure should incorporate Universal Design insofar as is feasible.</li> <li>▪ Development should be well-designed and attractive to all users including children, people with disabilities, the elderly as well as accommodating cyclists and pedestrians.</li> <li>▪ The relationship between the proposed scheme and its site context, including between proposed buildings and the adjoining streets, existing site features, pedestrian and cycle paths, as well as levels of active and passive surveillance should be carefully considered.</li> <li>▪ There must be meaningful interaction between individual units within the scheme and the public realm.</li> <li>▪ Creation of areas of distinction where communities can foster a sense of identity, irrespective of scale.</li> <li>▪ Importance of the public realm as an area for passive and active use where the community can congregate.</li> <li>▪ High quality finishing materials to proposed buildings and to the public realms, including seating, lighting, landscaping, tree planting, green infrastructure.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>Consideration of shelter, sunlight/daylight and shadowing.</li> <li>The provision of safe environments for all users where the principles of DMURS are utilised and active travel modes such as walking and cycling are favoured over of car use.</li> </ul>	
<b>Design Statement</b>		
<b>Objective DMSO5:</b>	<p>All medium to large scale planning applications (in excess of 5 residential units or 300 sq m of retail/commercial/office development in urban areas) or as otherwise required by the Planning Authority shall be accompanied by a <b>Design Statement</b> to address the contextual and design issues which have been taken into consideration as part of the scheme.</p> <p><b>A Design Statement shall:</b></p> <ul style="list-style-type: none"> <li>Explain the design principles and design concept of the scheme.</li> <li>Demonstrate how the twelve urban design criteria (as per the '<i>Urban Design Manual-A Best Practice Guide</i>') have been considered when designing schemes in urban areas. Each of the twelve criteria is of equal importance and must be considered in an integrated manner.</li> <li>Outline how the development meets the Development Plan Objectives, and the objectives of any Local Area Plan, Masterplan, Framework Plan or other similar Plan affecting the site.</li> <li>Include photographs of the site and its surroundings.</li> <li>Include other illustrations such as photomontages, perspectives, sketches.</li> <li>Outline detailed proposals for open space and ensure the provision of open space is designed in from the beginning when designing a new scheme.</li> <li>Outline a detailed high quality open space and landscape design plan including specifications, prepared by suitably qualified professionals.</li> <li>Outline how Green Infrastructure integrates into the scheme.</li> <li>Demonstrate how the proposed scheme contributes in a positive manner to the public realm and to the local context.</li> <li>Provide detail in relation to all intended finishing materials to be applied throughout the scheme, including an overall materials palette demonstrating suitability for the scheme, its context and the streetscape.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Change of Use in Urban and Village Centres</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO6:</b>	Assess planning applications for change of uses in all urban and village centres on their positive contribution to diversification of the area together with their cumulative effects on traffic, heritage, environment, parking and local residential amenity.	Potential positive / neutral effects for all SEOs
<b>Guidance on Shopfront Design</b>		
<b>Objective DMSO7:</b>	Produce guidance for quality shopfront designs for designated locations throughout the County.	Potential positive / neutral effects for all SEOs
<b>Contemporary Shopfront Design</b>		
<b>Objective DMSO8:</b>	Ensure new shopfront designs respect the character and architectural heritage of the existing streetscape. Encourage, where appropriate, the use of contemporary shop front design, ensuring the design, materials and proportion of the shopfront are appropriate and respect the scale and fabric of the building and / or street of which they form part.	Potential positive / neutral effects for all SEOs
<b>Prevent the Use of Film / Screening in Shopfront Windows</b>		
<b>Objective DMSO9:</b>	Prevent the use of film or screening that obscures the glazed area of a shopfront window where it negatively impacts upon the streetscape.	Potential positive / neutral effects for all SEOs
<b>Corporate Logos, Lighting, Design and Colour</b>		
<b>Objective DMSO10:</b>	Ensure that corporate logos, lighting, designs and colours are not used at the expense of the streetscape.	Potential positive / neutral effects for all SEOs
<b>Placement of Security Shutters</b>		
<b>Objective DMSO11:</b>	Require that security shutters on new shopfronts are placed behind the window glazing and are transparent and encourage the use of transparent security shutters in all existing shopfronts having regard to a history of vandalism.	Potential positive / neutral effects for all SEOs
<b>Evaluation of Signage Proposals</b>		
<b>Objective DMSO12:</b>	Evaluate signage proposals in relation to the surroundings and features of the buildings and structures on which signs are to be displayed, the number and size of signs in the area (both existing and proposed) and the potential for the creation of undesirable visual clutter.	Potential positive / neutral effects for all SEOs
<b>Use of Irish and English Language in new Signage</b>		
<b>Objective DMSO13:</b>	Encourage any new cultural, community and civic signage around the County to be displayed both in the Irish and English languages.	Potential positive / neutral effects for all SEOs
<b>Energy Reduction Measures in Advertising Structures</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO14:</b>	Demonstrate energy reduction measures in new and replacement advertising structures.	Potential positive / neutral effects for all SEOs
<b>Billboard and Large Advertising Structures</b>		
<b>Objective DMSO15:</b>	Resist new billboard and other large advertising structures and displays.	Potential positive / neutral effects for all SEOs
<b>Unauthorised Advertisements and Signage</b>		
<b>Objective DMSO16:</b>	Take enforcement measures so as to secure the removal of unauthorised advertisements from private property and to remove unauthorised advertisements from public areas. Where appropriate the Council will use the powers available under Section 209 of the <i>Planning and Development Act, 2000</i> (as amended), to repair, tidy or remove advertisements structures or advertisements, or use the provisions of the Litter Pollution Act.	Potential positive / neutral effects for all SEOs
<b>Location of New Utility Structures</b>		
<b>Objective DMSO17:</b>	Where possible, new utility structures such as electricity substations and telecommunication equipment cabinets, should not be located adjacent or forward of the front building line of buildings or on areas of open space.	Potential positive / neutral effects for all SEOs
<b>High Quality Design of New Utility Structures</b>		
<b>Objective DMSO18:</b>	Require new utility structures such as electricity substations and telecommunication equipment cabinets to be of a high-quality design and to be maintained to a high standard by the relevant service provider.	Potential positive / neutral effects for all SEOs
<b>New Residential Development</b>		
<b>Objective DMSO19:</b>	Require that applications for residential developments comply with all design and floor area requirements set out in: <ul style="list-style-type: none"> <li>▪ <i>Quality Housing for Sustainable Communities – Best Practice Guidelines</i>, DEHLG 2007,</li> <li>▪ <i>The Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas 2009</i>, the companion ‘<i>Urban Design Manual – A Best Practice Guide</i>, DEHLG 2009</li> <li>▪ <i>Sustainable Urban Housing: Design Standards for New Apartments 2020</i>.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Schedule of Accommodation</b>		
<b>Objective DMSO20:</b>	All planning applications for residential development shall be accompanied by a Schedule of Accommodation to demonstrate compliance with housing and apartment standards.	Potential positive / neutral effects for all SEOs
<b>Floor Plans for Residential Development</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO21:</b>	Require that all planning applications for residential development include floor plans for each room indicating typical furniture layouts and door swings.	Potential positive / neutral effects for all SEOs
<b>Daylight and Sunlight Analysis</b>		
<b>Objective DMSO22:</b>	Require Daylight and Sunlight analysis for all proposed developments of 50+ units or as required by the Planning Authority, depending on the context of the site and neighbouring property as well as the design of the development.	Potential positive / neutral effects for all SEOs
<b>Separation Distance</b>		
<b>Objective DMSO23:</b>	A separation distance of a minimum of 22 metres between directly opposing rear first floor windows shall generally be observed unless alternative provision has been designed to ensure privacy. In residential developments over three-storeys in height, minimum separation distances shall be increased in instances where overlooking or overshadowing occurs.	Potential positive / neutral effects for all SEOs
<b>Apartment Development</b>		
<b>Objective DMSO24:</b>	All applications for apartment development are required to comply with the Specific Planning Policy Requirements (SPPRs), the standards set out under Appendix 1 and general contents of the <i>Sustainable Urban Housing: Design Standards for New Apartments' Guidelines for Planning Authorities 2020</i> (or updated guidance as may be in place at the time of lodgment of the planning application).	Potential positive / neutral effects for all SEOs
<b>Applications for Build to Rent Schemes</b>		
<b>Objective DMSO25:</b>	Applications for BTR schemes shall be required to demonstrate that there is not an over-concentration of Build to Rent Accommodation within an area, including a map showing all such facilities within 1km of a proposal. Such housing will be controlled in the interest of providing a mix of tenure and unit types. In assessing the matter of overconcentration, the Planning Authority will have regard to factors such as: <ul style="list-style-type: none"> <li>• The number and scale of other permitted BTR development in the vicinity (1km) of the site,</li> <li>• The household tenure and housing type of existing housing stock in the approximate vicinity (1km) of the site and</li> <li>• The proximity of the proposal to high-capacity public transport stops and interchange (such as DART, MetroLink, LUAS and BusConnects).</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Separation Distance between Side Walls of units</b>		
<b>Objective DMSO26:</b>	Ensure a separation distance of at least 2.3 metres is provided between the side walls of detached, semi-detached and end of terrace units.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	(Note: This separation distance may be reduced on a case-by-case basis in relation to infill and brownfield development which provides for the regeneration of under-utilised lands and subject to the overall quality of the design and the schemes contribution to the streetscape. A statement demonstrating design mitigation and maintenance arrangements shall be submitted in such cases).	
<b>Minimum Private Open Space Provision</b>		
<b>Objective DMSO27:</b>	<p>Ensure a minimum open space provision for dwelling houses (exclusive of car parking area) as follows:</p> <ul style="list-style-type: none"> <li>• 3 bedroom houses or less to have a minimum of 60 sq. m. of private open space located behind the front building line of the house.</li> <li>• Houses with 4 or more bedrooms to have a minimum of 75 sq. m. of private open space located behind the front building line of the house.</li> </ul> <p>Narrow strips of open space to the side of houses shall not be included in the private open space calculations.</p>	Potential positive / neutral effects for all SEOs
<b>Minimum Private Open Space Provision for Townhouses</b>		
<b>Objective DMSO28:</b>	Allow a reduced standard of private open space for one and two bedroom townhouses only in circumstances where a particular design solution is required such as to develop small infill/ corner sites. In no instance will the provision of less than 48 sq m of private open space be accepted per house.	Potential positive / neutral effects for all SEOs
<b>Naming of Streets and Residential Estates</b>		
<b>Objective DMSO29:</b>	Naming of streets and residential estates shall reflect the local placenames and local people of note, heritage, language or topographical features as appropriate and shall incorporate old placenames from the locality as much as possible and where appropriate shall be in Irish. The use of bi-lingual signage will be required.	Potential positive / neutral effects for all SEOs
<b>Gated Communities</b>		
<b>Objective DMSO30:</b>	Prohibit proposals that would create a gated community for any new residential developments.	Potential positive / neutral effects for all SEOs
<b>Infill Development</b>		
<b>Objective DMSO31:</b>	New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings.	Potential positive / neutral effects for all SEOs
<b>Infill Development on Corner / Side Garden Sites</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO32:</b>	<p>Applications for residential infill development on corner/side garden sites will be assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>Compatibility with adjoining structures in terms of overall design, scale and massing. This includes adherence to established building lines, proportions, heights, parapet levels, roof profile and finishing materials.</li> <li>Consistency with the character and form of development in the surrounding area.</li> <li>Provision of satisfactory levels of private open space to serve existing and proposed dwelling units.</li> <li>Ability to safeguard the amenities of neighbouring residential units.</li> <li>Ability to maximise surveillance of the public domain, including the use of dual frontage in site specific circumstances.</li> <li>Provision of side/gable and rear access arrangements, including for maintenance.</li> <li>Compatibility of boundary treatment to the proposed site and between the existing and proposed dwellings. Existing boundary treatments should be retained/ reinstated where possible.</li> <li>Impact on street trees in road side verges and proposals to safeguard these features.</li> <li>Ability to provide a safe means of access and egress to serve the existing and proposed dwellings.</li> <li>Provision of secure bin storage areas for both existing and proposed dwellings.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Home Based Economic Activity</b>		
<b>Objective DMSO33:</b>	Permit home-based economic activities where the proposed activity is subordinate to the main residential use of the dwelling and does not adversely impact the existing residential amenities of the area by way of noise or disturbance.	Potential positive / neutral effects for all SEOs
<b>Home Based Economic Activity (Temporary)</b>		
<b>Objective DMSO34:</b>	Permit home-based economic activity on a short-term or temporary basis to enable an ongoing assessment of any impact of the activity on residential amenity, where required.	Potential positive / neutral effects for all SEOs
<b>Pigeon Lofts</b>		
<b>Objective DMSO35:</b>	<p>Applications for new or extensions to pigeon lofts will be evaluated against the following criteria:</p> <ul style="list-style-type: none"> <li>Pigeon lofts should be located as far as possible from neighbouring dwellings. In general, they should be a minimum distance of 10 metres from adjoining residential units, but in locations where this is not possible, the circumstances of each case will be considered.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>Pigeon lofts should be of sound construction with a concrete floor or sub-floor and should facilitate ease of cleaning and provide adequate ventilation, while being secure against rodents.</li> <li>A high-quality external design and finish to the pigeon loft will be required and structures are required to be maintained in good condition.</li> <li>The appropriate size of a loft will depend on the nature of the property and the proximity of neighbouring properties. In general, pigeon lofts should not exceed 25sqm in area and should have a maximum height of 3 metres with a pitched roof, or 2.5 metres with a flat roof.</li> <li>In no circumstances will an open loft be permitted (an open loft is one where pigeons may enter or leave at any time)</li> </ul>	
<b>Third Level Student Accommodation</b>		
<b>Objective DMSO36:</b>	<p>Evaluate proposals for third level student accommodation against the following criteria:</p> <ul style="list-style-type: none"> <li>The proposed use must be consistent with the underlying land use zoning objective.</li> <li>Provision of adequate external communal space to serve residents.</li> <li>The quantum of purpose-built student accommodation does not result in an over concentration of such developments in any area.</li> <li>Provision of ancillary uses (e.g. café / shop) at ground floor level in locations not served by convenient services.</li> <li>Accommodation is provided to the appropriate quantitative standards.</li> <li>Provision of communal facilities appropriate to the scale of the development, including communal lounges; study rooms; TV / cinema room etc.</li> <li>Ensure appropriate provision of ancillary supporting facilities including refuse facilities, car parking and cycle parking.</li> <li>Minimise impacts on the residential amenity of the surrounding area.</li> <li>Ensure satisfactory management arrangements are in place, including a requirement that occupants will be students registered with third-level institutions.</li> <li>All permissions for student housing shall have a condition attached requiring that planning permission is required for subsequent any change of use from student accommodation to other type of accommodation.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Age Friendly Housing</b>		
<b>Objective DMSO37:</b>	Require new residential developments in excess of 100 units provide 10% of the units as age friendly accommodation.	Potential positive / neutral effects for all SEOs
<b>Location of Age Friendly Housing</b>		
<b>Objective DMSO38:</b>	Require that residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation are located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.	Potential positive / neutral effects for all SEOs
<b>Applications for Age Friendly Housing</b>		
<b>Objective DMSO39:</b>	<p>Require that applications for residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation demonstrate the following:</p> <ul style="list-style-type: none"> <li>▪ That the scale of the facility is appropriate to and in keeping with the character of the surrounding area.</li> <li>▪ The residential amenities of adjoining properties are safeguarded.</li> <li>▪ Schemes are provided with high-quality gardens and accessible open space for the benefit of residents.</li> <li>▪ Residents are provided with good quality, appropriately sized, on-site communal facilities and amenities to socialise with other residents and visitors.</li> <li>▪ Proposals must demonstrate a high degree of accessibility to local services, public transport and provision of good footpath links.</li> <li>▪ Is served by appropriate level of parking.</li> <li>▪ High quality design and appropriate use of materials.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Open Space Standards for Age Friendly Housing</b>		
<b>Objective DMSO40:</b>	Accept reduced open space quantity standards for certain developments, namely residential care homes, retirement homes, nursing homes, retirement villages and sheltered accommodation where a reduction is deemed appropriate by virtue of the specific open space needs of the residents and where suitable accessible green open space is available. High quality open space and landscaping plans shall be submitted with planning applications for these developments.	Potential positive / neutral effects for all SEOs
<b>New Dwellings in Rural Areas</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO41:</b>	Ensure that new dwellings in the rural area are sensitively sited, demonstrate consistency with the immediate Landscape Character Type, and make best use of the natural landscape for a sustainable, carbon efficient and sensitive design. A full analysis/feasibility study of the proposed site and of the impact of the proposed house on the surrounding landscape will be required in support of applications for planning permission.	Potential positive / neutral effects for all SEOs
<b>Housing in Greenbelt or High Amenity Zoned Land</b>		
<b>Objective DMSO42:</b>	Ensure that any planning application for a house within an area which has a Greenbelt or High Amenity zoning objective is accompanied by a comprehensive Visual Impact Statement.	Potential positive / neutral effects for all SEOs
<b>Siting of New Dwellings in a Rural Area</b>		
<b>Objective DMSO43:</b>	Encourage new dwellings in the rural area to be sited at a location in close proximity to the family home where the drainage conditions can safely accommodate the cumulative impact of such clustering and where such clustering will not have a negative impact on the amenities of the original house. Where this arrangement is clearly demonstrated not to be available, permit the new dwelling to be located on an alternative site which is within two kilometres from the family home, or, where the applicant has land zoned HA within 2km from the family home and this arrangement is demonstrated not to be available to build, and the applicant has land zoned RU on lands within 3.5km of the family home, permit the new dwelling to be located on the RU zoned site which is within 3.5km of the family home, or, in the case of applications made under Objective SPQHO83 within five kilometres outside Noise Zone A and subject to the East / West of the M1 stipulation.	Potential positive / neutral effects for all SEOs
<b>New Housing for Farm Families</b>		
<b>Objective DMSO44:</b>	<p>Demonstrate that the farm has been a working and actively managed farm in the ownership of the applicant's family for a minimum of three years preceding the date of the application for planning permission. The applicant is required to demonstrate the following in relation to their working of the family farm:</p> <p>(i) The applicant is a member of a family which operates a farm within the rural area of Fingal, and is actively engaged in farming the family farm. Verifiable documentary evidence (such as dated and stamped Land Registry Documentation) showing details of the farm ownership, details of the family relationship with the farm owner, and the nature of the applicant's involvement in farming</p>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>the family farm will be required.</p> <p>(ii) The farm on which the application for planning permission for a rural house has been submitted has been a working and actively-managed farm in the ownership of the applicant's family for a minimum of three years preceding the date of the application for planning permission.</p> <p>(iii) The location of the family home on the existing farm.</p> <p>(iv) The location of all other houses on the family farm which have been granted planning permission since the 19th October 1999. Submission details will include the date of grant of planning permission and the Council's file Register Reference under which any Planning Permissions were granted.</p> <p>(v) The family farm has been a working farm for the preceding three years. The criteria which are considered to constitute a working farm and the size thresholds for various types of farm are set out below. The minimum threshold area of a farm excludes the area of the farm occupied by the farm yard and farm buildings, the area of the existing family home and its curtilage, and the area of the site of the proposed dwelling.</p> <p>(vi) Documentary evidence that the applicant resides on a working family farm within the planning application.</p> <p>Documentary evidence (i.e. of a working farm) which is required is detailed below:</p> <p>a) For livestock (including equestrian), tillage and mixed livestock/tillage farms:</p> <p>a) A Herd Number or other Business Number which is allocated by the Department of Agriculture, Food and the Marine.</p> <p>b) Single Farm Payment details for the preceding three years.</p> <p>c) A GLAS number for those farmers who participate in the GLAS Scheme (or any scheme which supersedes this scheme).</p> <p>d) A Forestry number for those farmers who manage forestry.</p> <p>e) For dairy farms, details of the previous years' supplies to a milk processor.</p> <p>f) For equestrian farms, depending on the type of equestrian farm, current horse training licences issued by the Irish Turf Club, racing licences, documentation demonstrating that the farm is a recognised teaching school, records of bloodstock sales, details of stud production for the preceding three years or equine identification documents, i.e. passports issued by Horse Board Ireland or by Wetherbys.</p>	

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>b) For horticulture farms:</p> <ul style="list-style-type: none"> <li>• Confirmation of involvement in the Quality Assurance Scheme managed by An Bord Bia for the previous three years.</li> <li>• Evidence of investment within the farm to demonstrate its current active engagement in the horticulture sector.</li> <li>• Details of the supply of product from the farm which demonstrates that the applicant was supplying substantial produce to market in the preceding year.</li> </ul> <p>c) Size thresholds for farms:</p> <ul style="list-style-type: none"> <li>• The minimum size for an active livestock, tillage, or mixed livestock/tillage farm is 15 hectares.</li> <li>• The minimum size for a horticultural farm is: - For a vegetable farm, 6 hectares. - For an apple farm, 13 hectares. - For glasshouse production, 0.4 hectares.</li> </ul> <p>Applications for planning permission will be considered where the documentary evidence clearly and comprehensively demonstrates that a farm has been an active and viable holding for the preceding three years, even though it falls below the thresholds set above, or is a specialist operator not of the types described above. The applicant must demonstrate a need to be resident on the farm in such cases.</p>	
<b>Housing for Farming Families within Airport Noise Zones</b>		
<b>Objective DMSO45:</b>	<p>New Housing for Farming Families</p> <p>Apply the provisions of the Rural Settlement Strategy, only with regard to 'New Housing for Farming Families' as set out in Chapter 3 within the Airport Noise Zone A, and subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>• Under no circumstances shall any dwelling be permitted within the predicted 69dB LAeq 16 hours noise contour.</li> <li>• Comprehensive noise insulation shall be required for any house permitted under this objective.</li> <li>• Any planning application shall be accompanied by a Noise Assessment Report produced by an independent specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise acceptance report.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Housing for the Rural Community within Airport Noise Zones</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO46:</b>	<p>New Housing for the Rural Community other than for those who are actively engaged in farming</p> <p>Apply the provisions of the Rural Settlement Strategy as it applies to ‘New Housing for the Rural Community other than for those who are actively engaged in farming’ as set out in Chapter 3 for rural community members located within Noise Zone A on suitable sites located within five kilometres outside Noise Zone A. For those living to the east of the M1, only suitable sites located to the east of the M1 will be considered, and for those living to the west of the M1, only suitable sites located to the west of the M1 will be considered.</p>	Potential positive / neutral effects for all SEOs
<b>Seasonal Chalets and Seaside Huts</b>		
<b>Objective DMSO47:</b>	<p>Applications for the replacement or conversion of existing seasonal chalets and seaside huts by dwellings which can be resided in all the year round will only be considered in exceptional circumstances where the following criteria is fully complied with:</p> <ul style="list-style-type: none"> <li>▪ Verifiable documentary evidence is demonstrated indicating the unit is occupied on a year-round basis and has been for a period of 7 years or more.</li> <li>▪ The proposal satisfies planning criteria in relation to appropriate design and layout, drainage, access and integration with the character of the landscape.</li> <li>▪ The site shall not be liable to the impacts of climate change, including coastal erosion and flooding.</li> <li>▪ It can be demonstrated that no impacts arise, including accumulative impacts, in relation to European Sites.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Houses Displaced by Infrastructural Works</b>		
<b>Objective DMSO48:</b>	<p>Consider any planning application by a member of the family whose house has been acquired in the interest of the common good, whether compulsorily or by agreement, for a rural house subject to the same provisions that would apply if the dwelling which has been acquired was the original and long-standing family home of the applicant.</p>	Potential positive / neutral effects for all SEOs
<b>Permeable and Accessible Open Spaces</b>		
<b>Objective DMSO49:</b>	<p>Integrate and provide links through adjoining open spaces to create permeable and accessible areas, subject to Screening for Appropriate Assessment and consultation, including the public, as necessary.</p>	Potential positive / neutral effects for all SEOs
<b>Permeable and Accessible Open Spaces</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO50:</b>	Require the monetary value in lieu of play facilities to be in line with the Fingal County Council Development Contribution Scheme.	Potential positive / neutral effects for all SEOs
<b>Minimum Public Open Space Provision</b>		
<b>Objective DMSO51:</b>	Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.	Potential positive / neutral effects for all SEOs
<b>Public Open Space Provision</b>		
<b>Objective DMSO52:</b>	Public open space shall be provided in accordance with Table 14.12.	Potential positive / neutral effects for all SEOs
<b>Financial Contribution in Lieu of Public Open Space</b>		
<b>Objective DMSO53:</b>	Require minimum open space, as outlined in Table 14.12 for a proposed development site area (Target minimum amount of 15% except in cases where the developer can demonstrate that this is not possible, in which case the 12% to 15% range will apply) to be designated for use as public open space. The Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement to allow provision for the acquisition of additional open space or the upgrade of existing parks and open spaces subject to these additional facilities meeting the standards specified in Table 14.11. Where the Council accepts financial contributions in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1 in addition to the development costs of the open space.	Potential positive / neutral effects for all SEOs
<b>Financial Contribution in Lieu of Open Space Provision in Smaller Developments</b>		
<b>Objective DMSO54:</b>	Require an equivalent financial contribution in lieu of open space provision in smaller developments of less than three units where the open space generated by the development would be so small as not to be viable. Where the Council accepts financial contribution in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1.	Potential positive / neutral effects for all SEOs
<b>Taking in Charge of Class 1 Open Space</b>		
<b>Objective DMSO55:</b>	The Class 1 Open Space conditioned as part of a residential development shall be transferred to / taken in charge by the Council and or made available for use by the public in tandem with the occupation of the related residential development.	Potential positive / neutral effects for all SEOs
<b>Proximity of new Residential Schemes to Parks</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO56:</b>	Ensure every home within a new residential scheme is located within 150 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park.	Potential positive / neutral effects for all SEOs
<b>Development Contribution Schemes</b>		
<b>Objective DMSO57:</b>	Require the monetary value in lieu of open spaces to be in line with the Fingal County Council Development Contribution Scheme.	Potential positive / neutral effects for all SEOs
<b>Institutional Lands and Landscaped Demesnes</b>		
<b>Objective DMSO58:</b>	Retain in open space use institutional lands, landscaped demesnes and similar properties with established recreational or amenity uses, as far as practicable. However, in the event of permission for development being granted on these lands, open space provision in excess of the normal standards will be required to maintain the open character of such parts of the land as are considered necessary by the Council for this purpose.	Potential positive / neutral effects for all SEOs
<b>Small Areas of Open Space</b>		
<b>Objective DMSO59:</b>	Areas of open space of less than 500 square metres will not be taken in charge by Fingal County Council for maintenance purposes.	Potential positive / neutral effects for all SEOs
<b>Maintenance of Open Space</b>		
<b>Objective DMSO60:</b>	The Council will require that open space be provided in a form and layout which facilitates maintenance.	Potential positive / neutral effects for all SEOs
<b>Design of Areas to be Taken in Charge</b>		
<b>Objective DMSO61:</b>	The design of areas to be taken in charge as public open space should vary according to the density of the development. More ornate and maintenance intensive designs are not appropriate to low density development.	Potential positive / neutral effects for all SEOs
<b>Open Space Provision and Intensive Recreational / Amenity Facilities</b>		
<b>Objective DMSO62:</b>	Require a minimum open space provision equal to 70% of the open space requirement in addition to intensive recreational/ amenity facilities.	Potential positive / neutral effects for all SEOs
<b>Location of Open Space</b>		
<b>Objective DMSO63:</b>	Ensure open spaces are not located to the side or the rear of housing units.	Potential positive / neutral effects for all SEOs
<b>Design of Open Space</b>		
<b>Objective DMSO64:</b>	Ensure open space provision is suitably proportioned and inappropriate narrow tracts are not provided.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Complementary Facilities within Open Space</b>		
<b>Objective DMSO65:</b>	Ensure, where possible, complementary facilities, such as dressing rooms and storage facilities, are provided as part of the open space provision, for new and existing areas.	Potential positive / neutral effects for all SEOs
<b>Handover of Public Open Space</b>		
<b>Objective DMSO66:</b>	Ensure developers lay out and maintain open space areas to a high standard, until such a time as they are taken in charge and facilitate the early handover of areas of public open space to the Council. The Council, at its discretion, may in certain circumstances accept a financial contribution in order to complete the landscaping and development of these areas.	Potential positive / neutral effects for all SEOs
<b>Management Companies</b>		
<b>Objective DMSO67:</b>	Require properly constituted management companies to be set up and ensure that the necessary management structures are put in place where it is intended that open spaces will be retained in private ownership. Arrangements must be approved by the Council before completion of the project and must be in operation before release of required bonds.	Potential positive / neutral effects for all SEOs
<b>Provision of Playground Facilities with Residential Development</b>		
<b>Objective DMSO68:</b>	Provide appropriately scaled children's playground facilities within residential development. Playground facilities shall be provided at a rate of 4 sq m per residential unit. All residential schemes in excess of 50 units shall incorporate playground facilities clearly delineated on the planning application drawings and demarcated, built and completed, where feasible and appropriate, in advance of the sale of any units.	Potential positive / neutral effects for all SEOs
<b>Requirements for Equipped Playgrounds</b>		
<b>Objective DMSO69:</b>	Ensure that in the instance of an equipped playground being included as part of a specific facility, it shall occupy an area of no less than 0.02 hectares. A minimum of one piece of play equipment shall be provided for every 50 sq. m of playground.	Potential positive / neutral effects for all SEOs
<b>Replacement of Trees</b>		
<b>Objective DMSO70:</b>	Ensure trees removed from residential areas are replaced, where appropriate, as soon as resources allow.	Potential positive / neutral effects for all SEOs
<b>Overshadowing of Private Open Space</b>		
<b>Objective DMSO71:</b>	Ensure private open spaces for all residential unit types are not unduly overshadowed.	Potential positive / neutral effects for all SEOs
<b>Boundary Treatment to Private Open Space</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO72:</b>	Ensure boundary treatment associated with private open spaces for all residential unit types is designed to protect residential amenity and visual amenity.	Potential positive / neutral effects for all SEOs
<b>Balconies, Roof Terraces or Winter Gardens</b>		
<b>Objective DMSO73:</b>	Require private balconies, roof terraces or winter gardens for all apartments and duplexes comply with or exceed the minimum standards set out in Table 14.14.	Potential positive / neutral effects for all SEOs
<b>Screening of Private Open Space</b>		
<b>Objective DMSO74:</b>	Require balconies, ground floor private open space, roof terraces or winter gardens be suitably screened in a manner complimenting the design of the building so as to provide an adequate level of privacy and shelter for residents.	Potential positive / neutral effects for all SEOs
<b>Communal Amenity Space</b>		
<b>Objective DMSO75:</b>	Require communal amenity space within apartment developments, in the form of semiprivate zones such as secluded retreats and sitting out areas, complies with or exceeds the minimum standards set out in Table 14.14.	Potential positive / neutral effects for all SEOs
<b>Combination of Private and Semi-Private Open Space</b>		
<b>Objective DMSO76:</b>	Permit in appropriate layouts (e.g. courtyard layouts) the provision of a combination of private and semi-private open spaces.	Potential positive / neutral effects for all SEOs
<b>Community Facilities</b>		
<b>Objective DMSO77:</b>	Any application for community facilities such as leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following: <ul style="list-style-type: none"> <li>• Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.</li> <li>• Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.</li> <li>• Conformity with the requirements of appropriate legislative guidelines.</li> <li>• Conformity with land use zoning objectives</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Community and Social Infrastructure Audit</b>		
<b>Objective DMSO78:</b>	Planning applications for large scale residential and mixed-use developments, of 50 or more residential units, shall include a Community and Social Infrastructure Audit. This audit shall assess the provision of community and social infrastructure within the vicinity of the site and shall identify existing shortcomings in	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>terms of these facilities and assess whether there is a need to provide additional facilities to cater for the proposed development.</p> <p>A community and social infrastructure audit shall include the following:</p> <ul style="list-style-type: none"> <li>• An assessment of existing community and social infrastructure facilities within 1km of the subject site.</li> <li>• An assessment of the need in terms of necessity, deficiency, and opportunities to enhance/share existing facilities based future population projections for the area</li> <li>• A justification as to whether or not a new community facility will be provided as part of the proposed development, based on the findings of the audit.</li> </ul> <p>Where new community facilities are required, they shall have regard to Objective DMSO79 above and the following:</p> <ul style="list-style-type: none"> <li>• Community facilities shall be flexible in their design and promote optimum/multi-functional usage, for users of all age and abilities</li> <li>• Community facilities shall not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent resident</li> <li>• Community facilities shall be provided in conjunction with residential/mixed use development</li> <li>• Community facilities shall be accessible by a range of travel modes with an emphasis on walking, cycling and public transport use, while providing appropriate car parking facilities to meet anticipated demand of non-local visitors to the centre.</li> </ul>	
<b>Applications for Childcare Facilities</b>		
<b>Objective DMSO79:</b>	<p>Any application for childcare facilities shall have regard to the following:</p> <ul style="list-style-type: none"> <li>• Suitability of the site for the type and size of facility proposed.</li> <li>• Adequate sleeping/rest facilities.</li> <li>• Adequate availability of indoor and outdoor play space.</li> <li>• Convenience to public transport nodes.</li> <li>• Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.</li> <li>• Local traffic conditions.</li> <li>• Intended hours of operation</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Childcare Provision within a Residential Property</b>		
<b>Objective DMSO80:</b>	Residential properties with childcare shall retain a substantial residential component within the dwelling and shall be occupied by the operator of the childcare facility.	Potential positive / neutral effects for all SEOs
<b>Places of Worship</b>		
<b>Objective DMSO81:</b>	Facilitate the development of additional places of worship through the designation and/ or zoning of lands for such community requirements and examine locating places of worship within shared community facilities, to be delivered through actively engaging with the community to understand diverse religious needs for a place of worship and consulting with faith communities to understand which ones are compatible for shared premises/sites.	Potential positive / neutral effects for all SEOs
<b>Location of Places of Worship</b>		
<b>Objective DMSO82:</b>	Require that new or enlarged places of worship be located in places where they do not create unacceptable traffic congestion or car parking difficulties nor cause a nuisance to existing residents or businesses.	Potential positive / neutral effects for all SEOs
<b>Location of Medical Practices in Residential Areas</b>		
<b>Objective DMSO83:</b>	Medical practices in residential areas shall be additions to the existing residential use of a dwelling and be subordinate to it. Similar to childcare facilities in residential areas – small-scale medical practices should ideally be in larger and detached houses on their own grounds and with suitable and convenient access for those arriving by car, foot or public transport.	Potential positive / neutral effects for all SEOs
<b>Location of Larger Medical Practices</b>		
<b>Objective DMSO84:</b>	<p>Larger scale and group medical practices shall be located in Rural Villages, Local Centre, Town and District Centre, Metro and Rail Economic Corridor and Major Town Centre zonings. They shall not have negative impacts in terms of generating overspill of car parking, traffic hazard, negative impact on adjoining residential uses, and shall complement the existing uses and buildings and should have only modest signage.</p> <p>In the case of veterinary surgeries, full details of all services provided on site shall be submitted including details of overnight facilities (including kennels/staff accommodation) and out of hours services shall be submitted together with noise mitigation measures where appropriate.</p>	Potential positive / neutral effects for all SEOs
<b>Graveyards</b>		
<b>Objective DMSO85:</b>	<u>Facilitate the future burial requirements of the County including the provision of Columbarium walls where possible, within existing and regional graveyards.</u>	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Additional Burial Grounds</b>		
<b>Objective DMSO86:</b>	Provide and facilitate the development of additional burial grounds, including green graveyards/natural burial grounds in areas across Fingal as required during the life of the Development Plan and which preferably have good public transport links, taking cognisance of the needs of multi-faith and non-religious communities.	Potential partly positive partly uncertain effects for SEOs
<b>Management and Maintenance of Burial Grounds</b>		
<b>Objective DMSO87:</b>	Ensure burial grounds are managed and maintained in a manner which respects their cultural heritage and which provides safety and universal access.	Potential positive / neutral effects for all SEOs
<b>Provision of a Crematorium</b>		
<b>Objective DMSO88:</b>	Facilitate the provision of a crematorium within the life of the Development Plan, subject to environmental assessment and Screening for Appropriate Assessment as appropriate.	Potential partly positive partly uncertain effects for SEOs
<b>Design and Siting of Business Parks and Industrial Areas</b>		
<b>Objective DMSO89:</b>	Ensure that the design and siting of any new Business Parks and Industrial Areas, including office developments, conforms to the principles of Design Guidelines as outlined in Table 14.15.	Potential positive / neutral effects for all SEOs
<b>Location of Remote Working Hubs</b>		
<b>Objective DMSO90:</b>	Remote working hubs should be located in major and local town centres and rural villages. The facility should include independent working spaces, meeting rooms and communal facilities for users. Bicycle and vehicular parking provision shall be in accordance with the standards required for office development.	Potential positive / neutral effects for all SEOs
<b>Utilisation of Vacant Properties for Remote Working Facilities</b>		
<b>Objective DMSO91:</b>	Vacant/underused properties should be utilised for remote working hub facilities where appropriate.	Potential positive / neutral effects for all SEOs
<b>Space Extensive Developments</b>		
<b>Objective DMSO92:</b>	Proposals for space extensive developments such as data centres are required to address the following: <ul style="list-style-type: none"> <li>Energy efficiency measures for the development to reduce the carbon footprint in support of national targets towards a net zero carbon economy, including renewable energy generation</li> <li>The extent of energy demand and proximity to multiple high voltage strategic grid connections with significant electricity supply capacity available including areas with high concentration of renewable energy electricity generators</li> </ul>	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>The availability of appropriate infrastructure such as high voltage electricity, fibre optic cables, water and wastewater etc. to support the use as a data centre</li> <li>Measures to support the just transition to a circular economy</li> <li>Measures to facilitate district heating or heat networks where excess heat is produced</li> <li>High-quality design approach to buildings which reduces the massing and visual impact of same. A visual impact assessment may be required in some circumstances, depending on the specific site</li> <li>Details of employment numbers once operational</li> <li>Details of the levels of traffic to and from the site at construction and operation stage</li> <li>Evidence of sign up to the Climate Neutral Data Centre Pact</li> <li>A decommissioning report which sets out the development strategy for the site if and when the data centre is no longer in use, in order to bring the site back to a future developable state.</li> </ul>	
<b>Provision of New Retail Development</b>		
<b>Objective DMSO93:</b>	The provision of new retail development shall be in accordance with the Fingal Retail Strategy in Chapter 7.	Potential positive / neutral effects for all SEOs
<b>Role and Function of Retail Centre</b>		
<b>Objective DMSO94:</b>	Retail development shall be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that location.	Potential positive / neutral effects for all SEOs
<b>Retail Impact Assessment</b>		
<b>Objective DMSO95:</b>	Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered. Major retail proposals (exceeding 1,000 sq.m.) are required to provide a detailed Retail Impact Assessment (RIA), a Transport Impact Assessment (TIA) and Screening for Appropriate Assessment, as appropriate.	Potential positive / neutral effects for all SEOs
<b>Fast Food / Takeaway Outlets</b>		
<b>Objective DMSO96:</b>	<p>Development proposals for fast food/takeaway outlets will be strictly controlled and all such proposals are required to address the following:</p> <ul style="list-style-type: none"> <li>The cumulative effect of fast food outlets on the amenities of an area.</li> <li>The effect of the proposed development on the existing mix of land uses and activities in an area.</li> <li>Opening/operational hours of the facility.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.</li> </ul>	
<b>Location of Fast Food Outlets</b>		
<b>Objective DMSO97:</b>	Give careful consideration to the appropriateness and location of fast food outlets in the vicinity of schools and, where considered appropriate, to restrict the opening of new fast food/takeaway outlets in close proximity to schools so as to protect the health and wellbeing of school-going children.	Potential positive / neutral effects for all SEOs
<b>Petrol Stations</b>		
<b>Objective DMSO98:</b>	<p>Development proposals for petrol stations shall address the following:</p> <ul style="list-style-type: none"> <li>Development proposals will be required to demonstrate that noise, traffic, visual obtrusion, fumes and smells will not detract unduly from the amenities of the area and in particular from sensitive land uses such as residential development.</li> <li>Motor fuel stations should be of high quality design and integrate with the surrounding built environment. In urban centres, where the development would be likely to have a significant impact on the historic or architectural character of the area, the use of standard corporate designs and signage may not be acceptable.</li> <li>Forecourt lighting, including canopy lighting, should be contained within the site and should not interfere with the amenities of the area.</li> <li>The forecourt shop should be designed so as to be accessible by foot and bicycle, with proper access for delivery vehicles. The safety aspects of circulation and parking within the station forecourt should be fully considered. Retailing activities should be confined to the shop floor area, except in the case of sales of domestic fuel, where some external storage may be permissible.</li> <li>The sale of retail goods from petrol stations should be restricted to convenience goods and only permitted as an ancillary small-scale facility. The net floorspace of a fuel station shop shall not exceed 100 sqm. Where permission is sought for a retail floorspace in excess of 100 sqm, the sequential approach to retail development shall apply.</li> <li>Workshops for minor servicing (e.g. tyre changing, puncture repairs, oil changing) may be permitted in circumstances where they would not adversely impact the operation of the primary petrol station use and local amenities, particularly with regard to proximity to dwellings or adjoining residential areas.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>Motor fuel stations and service areas in proximity to the National Road network will be assessed with regard to the <i>Spatial Planning and National Roads Guidelines for Planning Authorities DoECLG, 2012</i>.</li> </ul>	
<b>Retail Warehousing</b>		
<b>Objective DMSO99:</b>	Only permit retail warehousing on lands zoned for this purpose (RW) or Major Town Centre (MC) and where there is a clear evidence-based need for such uses. In addition, proposals will be required to comply with the Objectives of Section 7.5.4 Retail, of Chapter 7 of this Plan.	Potential positive / neutral effects for all SEOs
<b>Agricultural Buildings</b>		
<b>Objective DMSO100:</b>	<p>In the construction and layout of agricultural buildings, the Council requires that buildings be sited as unobtrusively as possible and that the finishes and colours used, blend the development into its surroundings.</p> <p>The Council accepts the need for agricultural buildings and associated works (walls, fences, gates, entrances, yards etc.) to be functional, but they will be required to be sympathetic to their surroundings in scale, materials and finishes. Buildings should relate to the landscape and not the skyline. Traditionally this was achieved by having the roof darker than the walls.</p>	Potential positive / neutral effects for all SEOs
<b>Design of Agricultural Buildings</b>		
<b>Objective DMSO101:</b>	Appropriate roof colours are dark grey, dark reddish brown or a very dark green. Where cladding is used on the exterior of farm buildings, dark colours (preferably dark green, red or grey) with matt finishes will normally be required. The grouping of agricultural buildings is encouraged in order to reduce their overall impact in the interests of amenity.	Potential positive / neutral effects for all SEOs
<b>Assessment of Agricultural Development</b>		
<b>Objective DMSO102:</b>	Consider traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise in the assessment of agricultural development. Proper provision for disposal of liquid and solid wastes shall be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape, will be factors which will govern the acceptability or otherwise of such development.	Potential positive / neutral effects for all SEOs
<b>Extractive Industry Proposals</b>		
<b>Objective DMSO103:</b>	<p>Proposals for such development shall have regard to the following:</p> <ul style="list-style-type: none"> <li>Section 261 and Section 261A of the <i>Planning and Development Act, 2000 (as amended)</i>.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>The Department of the Environment, Heritage and Local Government <i>Quarries and Ancillary Activities Guidelines 2004</i>.</li> <li>The <i>EPA Guidelines for Environmental Management in the Extractive Industry 2006</i>.</li> <li>Where extractive developments may impact on archaeological or architectural heritage, regard shall be had to the <i>DoEHLG Architectural Conservation Guidelines 2004 and the Archaeological Code of Practice 2002</i> in the assessment of planning applications and the requirements of this Development Plan.</li> <li>Where extractive development may significantly affect the environment or a European site or sites, regard shall be had to <i>EIA Guidelines and Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities, DEHLG, 2009</i> and the requirements of this Development Plan.</li> <li>Reference should also be made to the <i>Geological Heritage Guidelines for the Extractive Industry 2008</i>.</li> <li>The visual impact of the development, a detailed landscape and visual assessment shall be submitted.</li> <li>A scheme of rehabilitation and after care for the site upon abandonment / exhaustion of resource shall be submitted. Details to be submitted should include a report with plans and section drawings, detailing the following: <ul style="list-style-type: none"> <li>Anticipated finished landform and surface/landscape treatments (both of each phase and the whole excavation),</li> <li>Quality and condition of topsoil and overburden,</li> <li>Rehabilitation works proposed,</li> <li>Type and location of any vegetation proposed,</li> <li>Proposed method of funding and delivery of restoration/reinstatement works etc.</li> </ul> </li> </ul> <p>Note: In addition, a bond will be required to ensure the adequate restoration of the site. This bond shall be index linked.</p>	
<b>Dublin Airport LAP</b>		
<b>Objective DMSO104:</b>	All proposed developments within Dublin Airport (DA) shall have regard to the strategic aims and objectives detailed in the <i>Dublin Airport Local Area Plan 2020</i> or any subsequent LAP or extension of same.	Potential partly positive partly uncertain effects for SEOs
<b>Development within Airport Noise Zones</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO105:</b>	Strictly control inappropriate development and require noise insulation where appropriate in accordance with Table 14.16 above within Noise Zone B and Noise Zone C and where necessary in Assessment Zone D, and actively resist new provision for residential development and other noise sensitive uses within Noise Zone A, as shown on the Development Plan maps, while recognising the housing needs of established families farming in the zone. To accept that time based operational restrictions on usage of a second runway are not unreasonable to minimize the adverse impact of noise on existing housing within the inner and outer noise zone.	Potential positive / neutral effects for all SEOs
<b>Aircraft-Related Development and Operation Procedures</b>		
<b>Objective DMSO106:</b>	Ensure that aircraft-related development and operation procedures proposed and existing at the Airport consider all measures necessary to mitigate against the potential negative impact of noise from aircraft operations (such as engine testing, taxiing, taking off and landing), on existing established residential communities, while not placing unreasonable, but allowing reasonable restrictions on airport development to prevent detrimental effects on local communities, taking into account <i>EU Regulation 598/2014</i> (or any future superseding EU regulation applicable) having regard to the 'Balanced Approach' and the involvement of communities in ensuring a collaborative approach to mitigating against noise pollution.	Potential positive / neutral effects for all SEOs
<b>Aircraft Movement and Development</b>		
<b>Objective DMSO107:</b>	Restrict development which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of the Airport and on the main flight paths serving the Airport, and in particular restrict residential development in areas likely to be affected by levels of noise inappropriate to residential use.	Potential positive / neutral effects for all SEOs
<b>Improvements to Public Transport Network</b>		
<b>Objective DMSO108:</b>	Support improvements to the public transport network by reserving proposed public transport connections and corridors free from inappropriate development. Provide setbacks along public transport corridors to allow for future improvement to enable the provision of a safe and efficient network of public transport infrastructure.	Potential partly positive partly uncertain effects for SEOs
<b>Bicycle Parking</b>		
<b>Objective DMSO109:</b>	Ensure that all new development provides high quality, secure and innovative bicycle parking provision in accordance with the bicycle parking standards set out in Table 14.17 and the associated design criteria for bicycle parking provision set out in this Plan, where feasible, practical and appropriate, having regard to local, national and international best practice.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Provision of Bicycle Parking at Public Transport Stations / Stops</b>		
<b>Objective DMSO110:</b>	Ensure that all new and renovated public transport stations/stops provide appropriate levels of cycle parking provision based on the existing and proposed passenger levels, surrounding environments and future transportation infrastructure.	Potential positive / neutral effects for all SEOs
<b>Mobility Management Plan</b>		
<b>Objective DMSO111:</b>	For all new developments which are likely to generate a significant demand for travel, require the preparation and submission of a Mobility Management Plan as part of the development management process. This requirement includes existing developments that are expanding or intensifying their use.	Potential positive / neutral effects for all SEOs
<b>Bicycle Maintenance Facilities</b>		
<b>Objective DMSO112:</b>	Require bicycle maintenance facilities wherever a mobility management plan is in place.	Potential positive / neutral effects for all SEOs
<b>Traffic and Transport Assessment</b>		
<b>Objective DMSO113:</b>	For all new developments which are likely to generate a significant demand for travel, require the preparation and submission of a Mobility Management Plan as part of the development management process. This requirement includes existing developments that are expanding or intensifying their use.	Potential positive / neutral effects for all SEOs
<b>National Road Access</b>		
<b>Objective DMSO114:</b>	Restrict development requiring new or intensified access onto a national road and seek to reserve the capacity, efficiency and safety of National Road infrastructure including junctions in accordance with the provisions of the <i>Spatial Planning and National Roads Guidelines for Planning Authorities DoECLG, 2012</i> .	Potential positive / neutral effects for all SEOs
<b>Restriction of New Access Arrangements</b>		
<b>Objective DMSO115:</b>	Restrict unnecessary new accesses directly off Regional Roads. Ensure premature obsolescence of all County/local roads does not occur by avoiding excessive levels of individual entrances. Ensure that necessary new entrances are designed in accordance with DMRB or DMURS as appropriate, thereby avoiding the creation of traffic hazards.	Potential positive / neutral effects for all SEOs
<b>Road Network and Access</b>		
<b>Objective DMSO116:</b>	Seek to provide appropriate building setbacks along the road network to facilitate future road improvements.	Potential partly positive partly uncertain effects for SEOs
<b>Evaluation of Signage Proposals and National Roads</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO117:</b>	Proposals for signage on or at national roads will be assessed against Chapter 3 of the <i>Spatial Planning and National Roads Guidelines for Planning Authorities DoECLG, 2012</i> and TII Policy on the <i>Provision of Tourist and Leisure Signage on National Roads March 2011</i> .	Potential partly positive partly uncertain effects for SEOs
<b>Road Safety Measures</b>		
<b>Objective DMSO118:</b>	Promote road safety measures in conjunction with the relevant stakeholders and avoid the creation of traffic hazards.	Potential positive / neutral effects for all SEOs
<b>Car Parking at Places of Work and Education</b>		
<b>Objective DMSO119:</b>	Limit the number of car parking spaces at places of work and education so as to minimise car-borne commuting. The number of car parking spaces at new developments shall be in accordance with the standards set out in Table 14.19 and the associated criteria for car-parking provision set out in this Plan.	Potential positive / neutral effects for all SEOs
<b>Coach Parking</b>		
<b>Objective DMSO120:</b>	Facilitate coach parking at appropriate locations subject to the appropriate analysis and assessment of need.	Potential partly positive partly uncertain effects for SEOs
<b>Retail Developments</b>		
<b>Objective DMSO121:</b>	New retail developments with more than 50 car parking spaces shall be required to have paid parking arrangements in place. This objective shall also apply to existing retail developments which propose to increase their car parking to more than 50 spaces.	Potential positive / neutral effects for all SEOs
<b>Pay and Display</b>		
<b>Objective DMSO122:</b>	In towns and villages with Pay and Display parking, developers may pay a contribution in lieu of car parking at a rate of up to €20,000 (twenty thousand euro) per space.	Potential positive / neutral effects for all SEOs
<b>Section 48 and 49 Contributions</b>		
<b>Objective DMSO123:</b>	Utilise, where appropriate, the provisions of <i>Section 48 and 49 of the Planning and Development Act, 2000 (as amended)</i> to generate financial contributions towards the capital costs of providing local and strategic transport infrastructure, services or projects in the County. This will be done in conjunction with adjoining Local Authorities where appropriate.	Potential positive / neutral effects for all SEOs
<b>Integrated Green Infrastructure Plan</b>		
<b>Objective DMSO124:</b>	Require the submission of an Integrated Green Infrastructure Plan as part of planning applications for residential developments over 50 units and all commercial developments over 2000 sqm.	Potential positive / neutral effects for all SEOs
<b>Management of Trees and Hedgerows</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO125:</b>	Protect, preserve and ensure the effective management of trees and groups of trees and hedgerows.	Potential positive / neutral effects for all SEOs
<b>Protection of Trees and Hedgerows during Construction</b>		
<b>Objective DMSO126:</b>	Ensure during the course of development, trees and hedgerows that are conditioned for retention are fully protected in accordance with <i>BS5837 (2012) Trees in relation to the Design, Demolition and Construction – Recommendations</i> or as may be updated and are monitored by the appointed arboriculture consultant.	Potential positive / neutral effects for all SEOs
<b>Use of Native Species in New Developments</b>		
<b>Objective DMSO127:</b>	Require the use of native species where appropriate in new developments in consultation with the Council.	Potential positive / neutral effects for all SEOs
<b>Demarcation of Townland Boundaries</b>		
<b>Objective DMSO128:</b>	Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated where appropriate into the design of developments.	Potential positive / neutral effects for all SEOs
<b>Tree Selection</b>		
<b>Objective DMSO129:</b>	Consider in tree selection the available rooting area and proximity to dwellings or business premises particularly regarding shading of buildings and gardens.	Potential positive / neutral effects for all SEOs
<b>Planting of Large Canopy Trees</b>		
<b>Objective DMSO130:</b>	Promote the planting of large canopy trees on public open space and where necessary provide for constructed tree pits as part of the landscape specification.	Potential positive / neutral effects for all SEOs
<b>Street Tree Planting Plans</b>		
<b>Objective DMSO131:</b>	Street tree planting plans shall accompany developments over 50 units. Constructed tree pits will be required where trees are planted in hard surfaces and grass verges less than 1.2m wide. These plans will include the location of each constructed tree pit of a minimum rooting volume of 16 cubic metres, lamp standards and underground services. The location of tree planting in proximity to built features including footpaths must refer to <i>BS5837:2012 Trees in relation to Design, Demolition and Construction - Recommendations</i> The width of grass verges where tree planting is proposed must be labelled on landscape plans.	Potential positive / neutral effects for all SEOs
<b>Planting along Distributor Roads</b>		
<b>Objective DMSO132:</b>	Ensure new distributor roads or similar provide for grass verges of a minimum width of 2.4 metres to allow for avenue tree planting and where necessary provide for constructed tree pits as part of the landscape	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	specification. Road verges shall be a minimum of 1.2 metres wide at locations where small canopy trees are proposed.	
<b>Location of New Trees</b>		
<b>Objective DMSO133:</b>	Where new trees are being planted, these will be located so they do not cause future interference to streetlights, typically trees shall be located so there is a distance of no less than 7m from the centre of the main stem to the lighting pole.	Potential positive / neutral effects for all SEOs
<b>Site Summary of Specimen Removal, Retention and Planting</b>		
<b>Objective DMSO134:</b>	Regardless of development size or type, applicants must submit an overall site summary quantifying and detailing the following: <ul style="list-style-type: none"> <li>tree and hedgerow removal,</li> <li>tree and hedgerow retention and</li> <li>new tree and hedgerow planting.</li> </ul> This information will be submitted in a digital format agreed with the Council to allow amalgamation and reporting on tree and hedgerow cover within the County over time.	Potential positive / neutral effects for all SEOs
<b>Tree Planting and Sub-Surface Archaeology</b>		
<b>Objective DMSO135:</b>	Avoid any new tree planting in areas which have sub-surface archaeology preserved in situ. There should be a minimum set-back of 20m from the boundaries of archaeological remains for any tree planting; 30m set-back from skeletal remains.	Potential positive / neutral effects for all SEOs
<b>Tree Selection within Developments</b>		
<b>Objective DMSO136:</b>	Tree planting within developments shall adhere to the 30:20:10 rule in relation to tree selection in order to prevent an over reliance on certain genera or species in the existing stock and to combat climate change. Species and varieties will be selected to meet the requirements of the 30:20:10 rule - no more than 30% of trees from any one family, 20% from a single genus or 10% from a single species.	Potential positive / neutral effects for all SEOs
<b>Replacement of Removed Trees</b>		
<b>Objective DMSO137:</b>	Ensure trees removed from residential areas are replaced, where appropriate, within the first planting season following substantial completion of construction works.	Potential positive / neutral effects for all SEOs
<b>Protection and Enhancement of Biodiversity</b>		
<b>Objective DMSO138:</b>	Ensure all development and infrastructure proposals include measures to protect and enhance biodiversity leading to an overall net biodiversity gain.	Potential positive / neutral effects for all SEOs
<b>Ecological Study</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO139:</b>	Ensure that an ecological study is carried out of the development site covering habitats and flora, breeding birds, bats and amphibians to identify existing ecological valuable features and the species composition of the site.	Potential positive / neutral effects for all SEOs
<b>Protection of Existing Landscape</b>		
<b>Objective DMSO140:</b>	Protect existing landscape features such as scrub, woodland, large trees, hedgerows, meadows, ponds and wetlands which are of biodiversity or amenity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management.	Potential positive / neutral effects for all SEOs
<b>Incorporate of Habitat Features</b>		
<b>Objective DMSO141:</b>	Incorporate habitat features (new or existing) and other conservation measures for species of conservation interest (e.g. legally protected species or Amber and Red listed bird species) in the 'Integrated Green Infrastructure Plan'.	Potential positive / neutral effects for all SEOs
<b>Invasive Species Control Plan</b>		
<b>Objective DMSO142:</b>	Where invasive plant species such as Japanese Knotweed, Giant Hogweed, Himalayan Balsam, Rhododendron Ponticum and three-cornered leek are present on a development site, the developer shall submit an invasive species control plan as part of the planning process. This control plan will describe what and where invasive species are present and what control measures will be implemented, who will implement these and when they will be implemented. Annual monitoring reports on the control program are to be submitted to the Planning Authority until the invasive species is eradicated.	Potential positive / neutral effects for all SEOs
<b>Habitat Facilities for Wildlife Species</b>		
<b>Objective DMSO143:</b>	Require all new developments to incorporate habitat facilities for wildlife species as appropriate including Kestrel, Peregrine, Swifts, House Sparrows, Swallow, Starling, Bats and insects in or on buildings facades.	Potential positive / neutral effects for all SEOs
<b>Appropriate Assessment</b>		
<b>Objective DMSO144:</b>	Ensure Screening for Appropriate Assessment and, where required, full Appropriate Assessment is carried out for all plans and projects in the County which, individually, or in combination with other plans and projects, are likely to have a significant direct or indirect impact on any European site or sites.	Potential positive / neutral effects for all SEOs
<b>Screening for Appropriate Assessment</b>		
<b>Objective DMSO145:</b>	Ensure that sufficient information is provided as part of development proposals to enable Screening for Appropriate Assessment to be undertaken and to enable a fully informed assessment of impacts on biodiversity to be made.	Potential positive / neutral effects for all SEOs
<b>Natura Impact Statement</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO146:</b>	Ensure that Natura Impact Statements (NIS) and any other ecological impact assessments submitted in support of proposals for development are carried out by appropriately qualified professionals and that any necessary survey work takes place in an appropriate season.	Potential positive / neutral effects for all SEOs
<b>Natura Impact Statement Guidance</b>		
<b>Objective DMSO147:</b>	Ensure planning applications for proposed developments likely to have significant direct or indirect impacts on any European Site or sites are accompanied by a Natura Impact Statement prepared in accordance with the Guidance issued by the Department of the Environment, Heritage and Local Government ( <i>Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009</i> ).	Potential positive / neutral effects for all SEOs
<b>Ecological Impact Assessment</b>		
<b>Objective DMSO148:</b>	Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites and Annex II species contained therein, or rare and threatened Flora Protection order and Red Data Book species and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.	Potential positive / neutral effects for all SEOs
<b>Protection of Bats</b>		
<b>Objective DMSO149:</b>	Ensure that proposals for developments involving works to upstanding archaeological sites and features or works to the historic building stock include an assessment of the presence of bats in any such sites or structures and, where appropriate, ensure that suitable avoidance and/ or mitigation measures are proposed to protect bats in consultation with the National Parks and Wildlife Service.	Potential positive / neutral effects for all SEOs
<b>External Lighting and Noise at Sensitive Locations</b>		
<b>Objective DMSO150:</b>	Minimise the environmental impact of external lighting and noise at sensitive locations to achieve a sustainable balance between the needs of an area, the public safety of walking and cycling routes and the protection of sensitive species such as bats.	Potential positive / neutral effects for all SEOs
<b>Fingal Biodiversity Action Plan</b>		
<b>Objective DMSO151:</b>	Applicants should consult the <i>Fingal Biodiversity Action Plan</i> to ascertain its implications for any planning proposals.	Potential positive / neutral effects for all SEOs
<b>Planning Guidelines for Nature Development Areas</b>		
<b>Objective DMSO152:</b>	Implement planning guidelines for Nature Development Areas and corridors as outlined in the <i>Fingal Biodiversity Action Plan</i> .	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Green Corridors</b>		
<b>Objective DMSO153:</b>	Provide green corridors in all new developments where the opportunity exists.	Potential positive / neutral effects for all SEOs
<b>Ecological Corridors</b>		
<b>Objective DMSO154:</b>	Protect and enhance the ecological corridors along the following rivers in the County by ensuring that no development takes place, outside, development boundaries within a minimum distance of 48m from each riverbank along the main channels of following rivers Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin, Bracken River, Daws River, Richardstown River, Turvey River (see Green Infrastructure Maps). A minimum 10 m wide riparian buffer strip applies to lands within development boundaries. Additional width may be required to provide for additional protections of sensitive habitats, as appropriate.	Potential positive / neutral effects for all SEOs
<b>Ecological Corridors in Urban Areas</b>		
<b>Objective DMSO155:</b>	Any redevelopment of existing properties and brownfield sites within 25m from each riverbank along the main channels of following rivers Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin, Bracken River, Daws River, Richardstown River, Turvey River shall provide opportunities for multi-functional green infrastructure, including features which intercept and filter surface water from the site before discharging into the river. These features include, but are not limited to: green roofs, reinforced grass parking bays and water gardens. The use of underground attenuation as part of the redevelopment of existing properties or brownfield sites will not be accepted.	Potential positive / neutral effects for all SEOs
<b>Development Along Watercourses</b>		
<b>Objective DMSO156:</b>	Ensure that no development, including, clearance and storage of materials, takes place within 10m as a minimum, measured from each bank of any river tributary or small stream or watercourse in the County (see Green Infrastructure Maps).	Potential positive / neutral effects for all SEOs
<b>Urban Ecological Corridors</b>		
<b>Objective DMSO157:</b>	Protect, develop and enhance terrestrial urban ecological corridors along existing linear features such as hedgerows where possible with a minimum corridor width of 20m. These corridors comprise of a mixture of hedgerow, scrub, rank grassland, wildflower meadow, ponds, marshland and dead timber. SuDS features such as ponds and wetlands can be incorporated within these corridors. Green corridors should be incorporated into all new large developments, as part of multi-functional Green Infrastructure provision, linking large areas of open space and linking with areas outside the development site.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Protection of Rivers and Streams</b>		
<b>Objective DMSO158:</b>	Protect rivers and streams and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish. Deculvert or 'daylight' existing culverts where appropriate and in accordance with relevant river catchment proposals restore the watercourse to acceptable ecological standards for biodiversity wherever possible improving habitat connection and strengthening the County's green infrastructure network. Clear span structures should be used on fisheries waters, where possible.	Potential positive / neutral effects for all SEOs
<b>Inclusion of Mammal Ledges or Tunnels</b>		
<b>Objective DMSO158:</b>	Protect the ecological corridor function along rivers by including mammal ledges or tunnels in new bridges over any of the main rivers: Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin. New bridge structures will also cater for Dipper boxes and Bats where possible. Where new road infrastructure crosses significant urban ecological corridors, tunnels shall be installed underneath the road to facilitate movement of small mammals and amphibians.	Potential positive / neutral effects for all SEOs
<b>Riparian Corridors</b>		
<b>Objective DMSO159:</b>	Require development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology.	Potential positive / neutral effects for all SEOs
<b>County Geological Sites</b>		
<b>Objective DMSO161:</b>	Consult with the Geological Survey of Ireland when considering undertaking, approving or authorising developments which are likely to affect County Geological Sites.	Potential positive / neutral effects for all SEOs
<b>Landscape and Visual Assessment</b>		
<b>Objective DMSO162:</b>	Require a landscape/Visual assessment to accompany all planning applications for significant proposals that are likely to affect views and prospects.	Potential positive / neutral effects for all SEOs
<b>Coastal Erosion</b>		
<b>Objective DMSO163:</b>	Prohibit new development outside urban areas within the areas indicated on Green Infrastructure Maps, which are within 100m of coastline at risk from coastal erosion, unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts of the proposed development on erosion or deposition and the predicted impacts of climate change on the coastline.	Potential positive / neutral effects for all SEOs
<b>Coastal Flooding</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO164:</b>	Prohibit development within areas liable to coastal flooding other than in accordance with <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009</i> issued by the Department of the Environment, Heritage and Local Government and the Office of Public Works. Prohibit development within areas liable to coastal flooding under existing to 1m sea-level rise flood scenarios other than in accordance with <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009</i> issued by the Department of the Environment, Heritage and Local Government and the Office of Public Works.	Potential positive / neutral effects for all SEOs
<b>Coastal Development</b>		
<b>Objective DMSO165:</b>	Protect the scenic character of the coast by limiting development on the seaward side of coastal roads. New development for which a coastal location is required shall, wherever possible, be accommodated within existing developed areas.	Potential positive / neutral effects for all SEOs
<b>Site Assessment</b>		
<b>Objective DMSO166:</b>	A site assessment should be carried out prior to starting any design work to help inform and direct the layout, form and architectural treatment of the proposed development and identify issues that may need to be avoided, mitigated or require sensitive design and professional expertise. Features, structures or planting that add character or value to the site should be retained and the scheme designed around these. The site assessment should evaluate: <ul style="list-style-type: none"> <li>• Character of the site and its setting</li> <li>• Existing buildings/structures and their embodied carbon</li> <li>• Access to the site</li> <li>• Services</li> <li>• Protected Designations</li> <li>• Rare and Protected species both flora and fauna (e.g. bats, otters)</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Archaeological Sites</b>		
<b>Objective DMSO167:</b>	Exempted development does not apply to any development that would consist of or comprise the alteration of any archaeological site.	Potential positive / neutral effects for all SEOs
<b>Requirement for the Employment of an Archaeologist</b>		
<b>Objective DMSO168:</b>	Where a development site is in proximity to recorded monuments (RMPs)/sites and monuments record (SMR) and/or areas with a density of known archaeological monuments and history of discovery; within a	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	Zone of Archaeological Notification, is over 0.5 hectares in size, or for linear developments more than 1km in length, the applicant shall employ a suitably qualified archaeologist to carry out an Archaeological Impact Assessment (AIA) at pre-planning stage and report on any necessary site investigation works prior to an application being lodged.	
<b>Archaeological Impact Assessment</b>		
<b>Objective DMSO169:</b>	<p>All development proposals which may have implications for archaeological heritage shall be accompanied by an Archaeological Impact Assessment. This assessment will consist of the following:</p> <ul style="list-style-type: none"> <li>• Site inspection/walk-over survey,</li> <li>• Archaeological heritage of the receiving area,</li> <li>• Examination of upstanding or visible features or structures,</li> <li>• Topographical assessment including historic townland boundaries,</li> <li>• Physical description and photographic record of the archaeological feature, site or object,</li> <li>• Examination of existing or new aerial photographs or satellite or other remote sensing imagery,</li> <li>• Geophysical survey, archaeological test excavation, where appropriate, which should be carried out by suitable qualified professionals (geophysicists and archaeologists),</li> <li>• Identification of potential direct and in-direct impacts of the proposed development on archaeological remains,</li> <li>• Identification of climate change vulnerability,</li> <li>• Mitigation measures to ameliorate any such impacts of the proposed development on the definition of the buffer area surrounding the monument which will preserve the setting and visual amenity of the site,</li> <li>• Provision of details on protection measures to be used on site.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Conservation and Management Plan</b>		
<b>Objective DMSO170:</b>	If a monument included in the Record of Monuments and Places (RMP)/Sites & Monuments Record (SMR) lies within the open space requirement of any development, a conservation and management plan for that monument will be required as part of the overall landscape plan for that proposed open space.	Potential positive / neutral effects for all SEOs
<b>Visual Impact Assessment</b>		
<b>Objective DMSO171:</b>	A Visual Impact Assessment may be required for development proposals in the vicinity of upstanding remains.	Potential positive / neutral effects for all SEOs
<b>Protection of Historic Townland Boundaries</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO172:</b>	Avoid detrimental impacts on historic townland boundaries. Should an historic townland boundary or section thereof be impacted a survey and photographic record should be undertaken prior to removal.	Potential positive / neutral effects for all SEOs
<b>Referral of Development Proposals to Minister</b>		
<b>Objective DMSO173:</b>	All planning applications and other development proposals which are in, or might affect, sites and features of historical and archaeological interest, will be referred to the Minister through the Department of Housing, Local Government and Heritage and to the Heritage Council. In considering such planning applications, the Planning Authority will have regard to the views and recommendations of the National Monuments Service, Department of Housing, Local Government and Heritage and other interested bodies.	Potential positive / neutral effects for all SEOs
<b>Archaeological Excavation</b>		
<b>Objective DMSO174:</b>	Where preservation in situ is not feasible, sites of archaeological and/or industrial heritage interest shall be subject to a full archaeological excavation and post excavation analysis according to best practice in advance of redevelopment. This can only be permitted by licence from the National Monuments Service of the Department of Housing, Local Government and Heritage.	Potential positive / neutral effects for all SEOs
<b>Preliminary Excavation Report</b>		
<b>Objective DMSO175:</b>	Where permission is given for archaeological excavations these investigations must be carried out by a suitably qualified and licensed archaeologist and are to be fully recorded in line with best practice. A preliminary excavation report in digital and hard copy shall be submitted to the Planning Authority for the attention of the Heritage Officer within four weeks of the completion of the excavation and a detailed final report submitted within twelve months of the completion of the excavation.	Potential positive / neutral effects for all SEOs
<b>Publication and / or Public Outreach of Archaeological Excavations</b>		
<b>Objective DMSO176:</b>	Dependent on scale and/or significance of archaeological excavations, provision should be made for publication and/or public outreach, to share the results of the archaeological resolutions with the general public.	Potential positive / neutral effects for all SEOs
<b>Unrecorded Archaeological Object or Site</b>		
<b>Objective DMSO177:</b>	The developer must ensure that when an unrecorded archaeological object or site is discovered any works that threaten the object or site are immediately suspended until direction is given by the Department of Housing, Local Government and Heritage on the matter.	Potential positive / neutral effects for all SEOs
<b>Archaeology in the Planning Process</b>		
<b>Objective DMSO178:</b>	Applicants shall have regard to <i>Archaeology in the Planning Process Office of the Planning Regulator, 2021</i> and <i>Archaeology and Development Guidelines Good Practices for Developers Heritage Council, 2000</i> .	Potential positive / neutral effects for all SEOs



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Excavation Reports Guidelines</b>		
<b>Objective DMSO179:</b>	All archaeological reports submitted with a planning application and/or prepared in compliance with planning permission shall be produced in accordance with <i>Excavation Reports Guidelines for Authors, NMS, 2006</i> .	Potential positive / neutral effects for all SEOs
<b>Archaeological Best Practice</b>		
<b>Objective DMSO180:</b>	Archaeological work shall be carried out in accordance with current archaeological best practice policy and guidance published by the National Monuments Service, and with reference to technical guidelines issued by the Institute of Archaeologists of Ireland and Transport Infrastructure Ireland. Where National technical best practice guidelines are unavailable, internationally recognised best practice guidance may apply.	Potential positive / neutral effects for all SEOs
<b>Archaeology Services and Contracts</b>		
<b>Objective DMSO181:</b>	Where archaeology services are incorporated into fixed priced contracts, the contract shall be prepared with regard to <i>Standard and Guidance Procedures for Archaeological Services in Fixed Price Contracts used in the Republic of Ireland, IAI, 2012</i> .	Potential positive / neutral effects for all SEOs
<b>Archaeological Excavation Strategy and Guidelines</b>		
<b>Objective DMSO182:</b>	Archaeological excavations shall comprise a specialist-led environmental site strategy and conducted in accordance with, <i>IAI, 2007</i> .	Potential positive / neutral effects for all SEOs
<b>Works to a Protected Structure</b>		
<b>Objective DMSO183:</b>	All planning applications for works to a Protected Structure shall have regard to the direction in Table 14.21 and provide the documentation set out in Table 14.22.	Potential positive / neutral effects for all SEOs
<b>Architectural Heritage Impact Assessment</b>		
<b>Objective DMSO184:</b>	Where necessary, the Planning Authority shall require a detailed Architectural Heritage Impact Assessment for an application for works to a Protected Structure. This shall be carried out in accordance with Table 14.23 and Appendix B of the Department of the Arts Heritage and Gaeltacht's <i>Architectural Heritage Protection Guidelines for Planning Authorities</i> .	Potential positive / neutral effects for all SEOs
<b>Demolition or Alteration of Protected Structures</b>		
<b>Objective DMSO185:</b>	Prevent the demolition or inappropriate alteration of Protected Structures.	Potential positive / neutral effects for all SEOs
<b>Retention of Existing Building Stock within an ACA</b>		
<b>Objective DMSO186:</b>	Retain the existing building stock within an ACA where possible and ensure that any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	appropriate in terms of the proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines.	
<b>Planning Applications within an ACA</b>		
<b>Objective DMSO187:</b>	All planning applications for works in an Architectural Conservation Area shall have regard to the information outlined in Table 14.24	Potential positive / neutral effects for all SEOs
<b>Signage on a Protected Structure</b>		
<b>Objective DMSO188:</b>	All planning applications for signage on a Protected Structure or within an Architectural Conservation Area shall have regard to the Guidelines outlined in Table 14.25.	Potential positive / neutral effects for all SEOs
<b>Designed Landscape Appraisal</b>		
<b>Objective DMSO189:</b>	<p>A Designed Landscape Appraisal should accompany any development proposal for an historic demesne and/or designed landscape, to include:</p> <ul style="list-style-type: none"> <li>• Identification and description of the original development, history, structures, features and boundaries of the designed landscape.</li> <li>• Ecological assessment, including identification of any protected habitats or species.</li> <li>• Evaluation of the significance of the historical landscape, including the identification of significant built and landscape features within the site that must be retained.</li> <li>• Determination of the carrying capacity of the lands which should not be exceeded, to be agreed with the Council.</li> <li>• Assessment of the development proposal and its impact on the designed landscape.</li> <li>• Recommendations for mitigation and management of the built and natural heritage.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Structures Contributing to Distinctive Character</b>		
<b>Objective DMSO190:</b>	Where development is proposed for a site that contains a vernacular or historic building, 20 <sup>th</sup> century building of merit and/or structures that contribute to the distinctive character of the rural or urban areas of Fingal then the scheme should have regard to the direction in Table 14.26.	Potential positive / neutral effects for all SEOs
<b>Fingal Industrial Heritage Survey</b>		
<b>Objective DMSO191:</b>	Proposed developments shall have regard to the Fingal Industrial Heritage Survey and should evaluate any above and below ground industrial heritage features. Where industrial remains are identified, the application may be required to engage the services of an industrial heritage expert to prepare a specialist report.	Potential positive / neutral effects for all SEOs
<b>Adaptive Re-Use of Industrial Heritage Structures</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO192:</b>	Proposals that involve the adaptive re-use of industrial heritage structures shall be undertaken in a sensitive manner, ensuring that any change does not seriously impact on the intrinsic character of the structure and that all works are carried out in accordance with best practice conservation.	Potential positive / neutral effects for all SEOs
<b>Naming of Streets and Residential Estates and Language Heritage</b>		
<b>Objective DMSO193:</b>	Naming of streets and residential estates shall reflect the local placenames and local people of note, heritage, language or topographical features as appropriate and shall incorporate old placenames from the locality as much as possible and where appropriate shall be in Irish. The use of bi-lingual signage will be required.	Potential positive / neutral effects for all SEOs
<b>Provision of Public Art</b>		
<b>Objective DMSO194:</b>	Require new residential developments in excess of 100 units and large commercial/retail developments in excess of 2000 sq m to provide for a piece of public art to be agreed with the Council.	Potential positive / neutral effects for all SEOs
<b>Women and Minorities</b>		
<b>Objective DMSO195:</b>	When commissioning commemorative art or monuments that consideration is given to increasing the representation of women and minorities.	Potential positive / neutral effects for all SEOs
<b>Public Foul Sewerage Network Connections</b>		
<b>Objective DMSO196:</b>	Ensure that all new developments in areas served by a public foul sewerage network connect to the public sewerage system, to comply with the requirements of the Uisce Éireann Foul Sewer specification (where applicable).	Potential positive / neutral effects for all SEOs
<b>Foul and Surface Water Drainage Systems</b>		
<b>Objective DMSO197:</b>	Require all new development to provide separate foul and surface water drainage systems and to prohibit the connection of surface water outflows to the foul drainage network and vice versa (prohibit foul to surface water) where separation systems are available.	Potential positive / neutral effects for all SEOs
<b>Buffer Zones around Wastewater Treatment Plants</b>		
<b>Objective DMSO198:</b>	Establish a buffer zone around all wastewater treatment plants suitable to the size and operation of each plant. The buffer zone should not be less than 100m from the odour producing units.	Potential positive / neutral effects for all SEOs
<b>Buffer Zones around Pumping Stations</b>		
<b>Objective DMSO199:</b>	Establish an appropriate buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be a minimum 35 metres – 50 metres from the noise/odour producing part of the pumping station to avoid nuisance from odour and noise. For small scale developments (less than 15 houses) a smaller buffer zone may be agreed with the Planning Authority.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>EPA's Code of Practice for Domestic Wastewater Treatment Systems</b>		
<b>Objective DMSO200:</b>	Domestic effluent treatment plants and percolation areas serving rural houses or extensions shall comply with the requirements of the EPA's Code of Practice for Domestic Wastewater Treatment Systems (Population Equivalent <10), 2021, or as amended. The area required to install a Domestic Wastewater Treatment Plant and percolation area is subject to the separation distance requirements of the EPA CoP being achieved and adequate space for SuDS being provided.	Potential positive / neutral effects for all SEOs
<b>Extensions to Dwellings Served by On-Site Wastewater Treatment Systems</b>		
<b>Objective DMSO201:</b>	Where an extension is proposed to a dwelling served by on-site wastewater treatment and the extension would increase the potential occupancy of the dwelling, an assessment of the existing treatment system, including percolation area, will be required to demonstrate that there is sufficient capacity in accordance with the <i>EPA Code of Practice for Domestic Wastewater Treatment Systems 2021</i> (or as may be otherwise superseded or amended).	Potential positive / neutral effects for all SEOs
<b>SuDS</b>		
<b>Objective DMSO202:</b>	SuDS shall incorporate nature-based solutions and have regard to the objectives set out in Fingal's Guidance Document - <i>Green/ Blue Infrastructure for Development</i> , as amended. (Appendix 11).	Potential positive / neutral effects for all SEOs
<b>FCC SuDS Guidance Document</b>		
<b>Objective DMSO203:</b>	<p>SuDS shall be incorporated into all parts of a development (open spaces, roads, footpaths, private areas), and have regard to the FCC SuDS Guidance Document - <i>Green/ Blue Infrastructure for Development</i>, as amended (Appendix 11), and shall ensure:</p> <ul style="list-style-type: none"> <li>• That the design of SuDS enhances the quality of open spaces and when included as part of any open space provision, it must contribute in a significant and positive way to the design and quality of the open space.</li> <li>• Open space areas shall not be dominated by SuDS features.</li> <li>• Underground tanked systems, whether concrete or plastic, are the least favoured means for surface water management and shall only be used when green solutions have proven not feasible.</li> </ul> <p>See also Appendix 11 (SuDS Guidance Document) and Chapter 11, Infrastructure and Utilities (Section 11.5.2: Surface Water and Flood Risk Management).</p>	Potential positive / neutral effects for all SEOs
<b>Surface Water Run-Off from Domestic Driveways</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO204:</b>	Require that all surface water run-off from new / extended domestic driveways, repaired/ replacement driveways and vehicular entrances (where such development is not exempted from the requirement to obtain planning permission) is managed using SuDS, ensuring no increase in surface water discharges to the public drainage network.	Potential positive / neutral effects for all SEOs
<b>Surface Water Management Plan</b>		
<b>Objective DMSO205:</b>	Require the preparation of a Surface Water Management Plan as part of all new developments which shall include the following: <ul style="list-style-type: none"> <li>Identify and assess the existing surface water movements through the development before considering and developing a surface water management system using SuDS, having regard to our Fingal Guidance Document - <i>Green/ Blue Infrastructure for Development</i>, as amended. (Appendix 11).</li> <li>Incorporate SuDS along the route of the water movement to enhance the water quality effects of nature-based systems at the different stages – Treatment Train approach from source to discharge.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Green Roofs</b>		
<b>Objective DMSO206:</b>	Require the use of Green Roofs particularly on apartment, commercial, leisure and educational buildings as part of the overall surface water management strategy for each development, where appropriate.	Potential positive / neutral effects for all SEOs
<b>Green Walls and Roofs for New Developments</b>		
<b>Objective DMSO207:</b>	Promote and encourage the use of green walls and roofs for new developments that demonstrate benefits in terms of SuDS as part of an integrated approach to green infrastructure provision.	Potential positive / neutral effects for all SEOs
<b>Green Roofs as Amenity Space</b>		
<b>Objective DMSO208:</b>	Encourage the use of green roofs as amenity space.	Potential positive / neutral effects for all SEOs
<b>Functional Surface Area and Urban Green Infrastructure</b>		
<b>Objective DMSO209:</b>	To be in line with the European city average of 15-22 m2 per person, Fingal will maximise, in so far is feasible, the amount of functional surface area that can be made up of urban green infrastructure by the lifetime of this plan through the use of, but not limited to, roof gardens, green roofs, vertical gardens, courtyards, community gardens, school allotments, parks or forests	Potential positive / neutral effects for all SEOs
<b>Riparian Corridors</b>		
<b>Objective DMSO210:</b>	Establish riparian corridors free from new development along all significant watercourses and streams in the County:	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>Ensure a minimum 10m wide riparian buffer strip measured from the top of the bank either side of all watercourses. This minimum 10m wide riparian buffer strip applies to lands within development boundaries - i.e. within designated settlement boundaries (as per Fingal County Council's Settlement Hierarchy set out in Chapter 2, Planning for Growth, Table 2.20: Fingal Settlement Hierarchy).</li> <li>A minimum 48m wide riparian buffer strip is required in all other areas outside of development boundaries.</li> <li>Where lands encompass urban and rural areas, a transitional approach from the urban riparian requirements to the rural riparian requirements may be appropriate and will be assessed on a case-by-case basis.</li> <li>Notwithstanding the above, cognisance must be taken of Flood Zone A and B, as outlined in the SFRA (Appendix X)</li> </ul> <p>See also Chapter 14, Development Management Standards (Section 14.20.5 Riparian Corridors) and the SFRA.</p>	
<b>De-culverting to Restore Watercourses</b>		
<b>Objective DMSO211:</b>	Promote de-culverting to restore watercourses to their natural environmental state.	Potential positive / neutral effects for all SEOs
<b>OPW Flood Risk Management Guidelines</b>		
<b>Objective DMSO212:</b>	Have regard to the OPW <i>Flood Risk Management Guidelines 2009</i> , as revised by Circular PL 2/2014, when assessing planning applications and in the preparation of statutory and non-statutory plans and to require site specific flood risk assessments be considered for all new developments within the County. All development must prepare a Stage 1 Flood Risk Analysis and if the flooding risk is not screened out, they must prepare a Site Specific Flood Risk Assessment (SSFRA) for the development, where appropriate.	Potential positive / neutral effects for all SEOs
<b>Implementation of the SFRA</b>		
<b>Objective DMSO213:</b>	Implement and comply fully with the recommendations of the SFRA prepared as part of the <i>Fingal Development Plan 2023-2029</i> .	Potential positive / neutral effects for all SEOs
<b>Medium Range Future Scenario Climate Change Predictions</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO214:</b>	Surface water designs must include Medium Range Future Scenario Climate Change Predictions.	Potential positive / neutral effects for all SEOs
<b>Precautionary Principle and Flood Risk</b>		
<b>Objective DMSO215:</b>	Require all developments in the County to be designed and constructed in accordance with the "Precautionary Principle" as detailed in the OPW Guidelines and to minimise the flood risk in Fingal from all potential sources of flooding as far as is practicable, including coastal, pluvial, fluvial, reservoirs and dams, and the piped water system.	Potential positive / neutral effects for all SEOs
<b>Taking in Charge of New Surface Water Infrastructure</b>		
<b>Objective DMSO216:</b>	Require that all new surface water infrastructure within public or private developments be constructed in accordance with the standards set out within the <i>Greater Dublin Regional Code of Practice for Drainage Works</i> , as amended, irrespective of the management and maintenance regime proposed for the development or whether or not the development is intended to be taken in charge, in full or in part (i.e. infrastructure shall be designed to taking in charge standards).	Potential positive / neutral effects for all SEOs
<b>Requirements for the Design, Construction and Taking in Charge of New Development</b>		
<b>Objective DMSO217:</b>	Ensure that the applicant / developer understands the requirements for the design, construction and taking in-charge of new development.	Potential positive / neutral effects for all SEOs
<b>Prevention of Ransom Strips</b>		
<b>Objective DMSO218:</b>	Prevent the creation of ransom strips.	Potential positive / neutral effects for all SEOs
<b>Records of New Development</b>		
<b>Objective DMSO219:</b>	Ensure that all records of new development are submitted to the Council in an agreed format which can be satisfactorily managed.	Potential positive / neutral effects for all SEOs
<b>Rainwater Harvesting Systems</b>		
<b>Objective DMSO220:</b>	Require the consideration of rainwater harvesting systems in new commercial developments and the use of water butts in residential developments.	Potential positive / neutral effects for all SEOs
<b>Rainwater Harvesting</b>		
<b>Objective DMSO221:</b>	Ensure residential new builds include the provision of infrastructure for the harvesting of rainwater where it is feasible and cost-effective.	Potential positive / neutral effects for all SEOs
<b>Co-Location of Antennae</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO222:</b>	Require the co-location of antennae on existing support structures and where this is not feasible require documentary evidence as to the non-availability of this option in proposals for new structures.	Potential positive / neutral effects for all SEOs
<b>Location of Telecommunications Based Services</b>		
<b>Objective DMSO223:</b>	Encourage the location of telecommunications-based services at appropriate locations within the County, subject to environmental considerations and avoid the location of structures in fragile landscapes, in nature conservation areas, in highly sensitive landscapes and where views are to be preserved.	Potential positive / neutral effects for all SEOs
<b>Applications for Telecommunications Structures</b>		
<b>Objective DMSO224:</b>	<p>Require the following information with respect to telecommunications structures at application stage:</p> <ul style="list-style-type: none"> <li>• Demonstrate compliance with <i>Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities</i> issued by the Department of the Environment 1996 and Circular Letter PL 07/12 issued by the Department of the Environment and Local Government (as may be amended), and to other publications and material as may be relevant in the circumstances.</li> <li>• Demonstrate the significance of the proposed development as part of a national telecommunications network.</li> <li>• Indicate on a map, the location of all existing telecommunications structures within a 2km radius of the proposed site, stating reasons why (if not proposed) it is not feasible to share existing facilities having regard to the Code of Practice on Sharing of Radio Sites issued by the Commission for Communications Regulations.</li> <li>• The degree to which the proposal will impact on the amenities of occupiers of nearby properties, or the amenities of the area (e.g. visual impacts of masts and associated equipment cabinets, security fencing treatment etc..) and the potential for mitigating visual impacts including low and mid-level landscape screening, tree-type masts being provided where appropriate, colouring or painting of masts and antennae, and considered access arrangements.</li> <li>• Ensure that when such licences are sought nearby property owners and occupiers are made aware of the application prior to Fingal County Council or An Bord Pleanála agreeing the licence.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Open Access Connectivity Arrangements</b>		
<b>Objective DMSO225:</b>	All new developments will be required to provide for open access connectivity arrangements directly to individual premises to enable service provider competition and consumer choice.	Potential positive / neutral effects for all SEOs
<b>Removal of Masts and Antennae</b>		



Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO226:</b>	All operators shall remove masts and associated antennae when no longer required.	Potential positive / neutral effects for all SEOs
<b>Location of New Utility Structures</b>		
<b>Objective DMSO227:</b>	Locate, where possible, new utility structures such as electricity substations and telecommunication equipment cabinets, not adjacent to or forward of the front building line of buildings or on areas of open space.	Potential positive / neutral effects for all SEOs
<b>Design of New Utility Structures</b>		
<b>Objective DMSO228:</b>	Require new utility structures such as electricity substations and telecommunication equipment cabinets to be of a high quality design and to be maintained to a high standard by the relevant service provider.	Potential positive / neutral effects for all SEOs
<b>Impacts on Archaeological and Architectural Heritage</b>		
<b>Objective DMSO229:</b>	Ensure that proposals for large scale developments and infrastructure projects consider the impacts on the archaeological and architectural heritage and seek to avoid them. The extent, scale, density, route, services and signage for such projects should be sited at a distance from Protected Structures and Recorded Monuments, avoid affecting the special character of Architectural Conservation Areas, remain outside the boundaries of historic designed landscapes, and not interrupt specifically designed vistas. Where this is not possible the visual and physical impact must be minimised through appropriate mitigation measures such as high-quality design, that goes beyond regulatory and engineering requirements.	Potential positive / neutral effects for all SEOs
<b>Undergrounding of Cables</b>		
<b>Objective DMSO230:</b>	Seek the placing underground of all electricity, telephone, utility and TV cables in urban areas. It is the intention of the Council to co-operate with other agencies as appropriate, and to use its Development Management powers in the implementation of this policy.	Potential partly positive partly uncertain effects for SEOs
<b>Sharing of Multiple Services</b>		
<b>Objective DMSO231:</b>	Require that, in all new developments, multiple services be accommodated in shared strips and that access covers be shared whenever possible.	Potential positive / neutral effects for all SEOs
<b>Application for Overhead Cables</b>		
<b>Objective DMSO232:</b>	Require applicants to submit, in the case of all large applications for overhead cables of 110kV or more: <ul style="list-style-type: none"> <li>A visual presentation of the proposal in the context of the route in order to assist the Council in determining the extent of the visual impact.</li> <li>Details of compliance with all internationally recognized standards with regard to proximity to dwellings and other inhabited structures.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Overhead Power Lines</b>		
<b>Objective DMSO233:</b>	<p>In determining applications proximate to overhead power lines, the Planning Authority will have regard to the clearance distances as recommended by the Electricity Supply Board (ESB) and other service providers:</p> <ul style="list-style-type: none"> <li>• For development in proximity to a 10kV or a 38kV overhead line, no specific clearance is required.</li> <li>• With regard to development adjacent to an 110kV overhead line, a clearance distance of 20 metres either side of the centre line or 23 metres around a pylon is recommended.</li> <li>• For a 220kV overhead line, a clearance distance of 30 metres either side of the centre line or around a pylon is required.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Provision of Public Bring Banks</b>		
<b>Objective DMSO234:</b>	<p>Ensure the provision of public bring banks in all large retail developments, unless there are existing facilities within a 1km radius. Bring bank facilities will generally be required at appropriate locations in the following development types:</p> <ul style="list-style-type: none"> <li>• In conjunction with significant new commercial developments, or extensions to existing developments.</li> <li>• In conjunction with new waste infrastructure facilities, proposals should include bring facilities for the acceptance of non-hazardous and hazardous wastes from members of the public and small businesses.</li> <li>• In conjunction with medium and large scale residential and mixed-use developments providing in excess of 10 residential units, proposals should provide recycling and bring bank facilities to serve residents and in some appropriate locations, the wider community.</li> <li>• In conjunction with all large retail developments provide space for reverse vending machines to promote the circular economy.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Communal Refuse Storage Provision</b>		
<b>Objective DMSO235:</b>	<p>In the case of communal refuse storage provision, the collection point for refuse should be accessible both to the external collector and to the resident and be secured against illegal dumping by non-residents. In the case of individual houses, the applicant shall clearly show within a planning application the proposed location and design of bin storage to serve each dwelling, and having regard to the number of individual bins required to serve each dwelling at the time of the application and any possible future requirements for refuse storage/collection.</p>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<p>The following criteria will be considered in the assessment of the design and siting of waste facilities and bring facilities:</p> <ul style="list-style-type: none"> <li>• The location and design of any refuse storage or recycling facility should ensure that it is easily accessible both for residents and/or public and for bin collection, be insect and vermin proofed, will not present an odour problem, and will not significantly detract from the residential amenities of adjacent property or future occupants.</li> <li>• Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant Regional Waste Management Plan and the design considerations contained in Section 4.8 and 4.9 of the guidelines <i>Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, DHLGH 2020</i>.</li> <li>• Refuse storage for houses should be externally located, concealed / covered and adequate to cater for the size and number of bins normally allocated to a household. For terraced houses, the most appropriate area for bins to be stored is to the front of the house, which should be located in well-designed enclosures that do not detract from visual amenity.</li> <li>• All applications shall clearly identify the waste storage and collection points and detail the anticipated waste collection schedule having regard to the impact on road users both within the development and the surrounding area.</li> <li>• Access to private waste storage in residential schemes should be restricted to residents only.</li> </ul>	
<b>Segregation and Collection of Waste</b>		
<b>Objective DMSO236:</b>	Ensure all new large-scale residential and mixed-use developments include appropriate facilities for source segregation and collection of waste.	Potential positive / neutral effects for all SEOs
<b>Distance from Front Door to Communal Bin Area</b>		
<b>Objective DMSO237:</b>	Ensure all new residential schemes include appropriate design measures for refuse storage areas, details of which should be clearly shown at pre-planning and planning application stage. Ensure refuse storage areas are not situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are provided.	Potential positive / neutral effects for all SEOs
<b>Maximum Distance Communal Bin Area</b>		
<b>Objective DMSO238:</b>	Ensure the maximum distance between the front door to a communal bin area does not exceed 50 metres.	Potential positive / neutral effects for all SEOs
<b>Refuse Storage Areas</b>		

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO239:</b>	Ensure all new residential schemes include appropriate design measures for refuse storage areas, details of which should be clearly shown at pre-planning and planning application stage. Ensure refuse storage areas are not situated immediately adjacent to the front door or ground floor window, unless adequate screened or other such mitigation measures are provided.	Potential positive / neutral effects for all SEOs
<b>Distance to Communal Bin Areas</b>		
<b>Objective DMSO240:</b>	Ensure the maximum distance between the front door to a communal bin area does not exceed 50 metres.	Potential positive / neutral effects for all SEOs
<b>Construction and Demolition Waste Management Plans</b>		
<b>Objective DMSO2341:</b>	<p>Require that Construction and Demolition Waste Management Plans be submitted as part of any planning application for projects in excess of any of the following thresholds:</p> <ul style="list-style-type: none"> <li>• New residential development of 10 units or more.</li> <li>• New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250sqm.</li> <li>• Demolition / renovation / refurbishment projects generating in excess of 100m3 in volume of C&amp;D waste.</li> <li>• Civil engineering projects in excess of 500m3 of waste materials used for development of works on the site.</li> </ul>	Potential positive / neutral effects for all SEOs
<b>Guidance for Construction and Demolition Waste Management Plans</b>		
<b>Objective DMSO242:</b>	<p>Require that Construction and Demolition Waste Management Plans include the following:</p> <ul style="list-style-type: none"> <li>• Hours of operation.</li> <li>• Construction/phasing programme.</li> <li>• Traffic Management Plan including employee parking and movements.</li> <li>• Noise, Vibration, Air Quality and Dust Monitoring and Mitigation Measures.</li> <li>• Details of any construction lighting including appropriate mitigation measures for lighting specifically designed to minimise impacts to biodiversity, including bats.</li> <li>• The management of construction and demolition waste included as part of a Construction and Demolition Waste Management Plan.</li> </ul>	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
	<ul style="list-style-type: none"> <li>Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained (such bunds shall be roofed to exclude rainwater).</li> <li>A water and sediment management plan, providing for means to ensure that surface water runoff is controlled such that no silt or other pollutants enter local water courses or drains.</li> </ul>	
<b>Construction Noise</b>		
<b>Objective DMSO243:</b>	Where development sites adjoin residential properties, the Planning Authority shall restrict the operation of equipment or machinery (to include pneumatic drills, construction vehicles, generators, etc..) on or adjacent to the site before 07.00 hours on weekdays and 09.00 hours on Saturdays, after 19.00 hours on weekdays and 13.00 hours on Saturdays and at any time on Sundays, Bank Holidays or Public Holidays.	Potential positive / neutral effects for all SEOs
<b>Noise Action Plan</b>		
<b>Objective DMSO244:</b>	Developments for noise sensitive uses shall have regard to any future national planning guidance, or in the interim any local planning guidance developed under the Noise Action Plan.	Potential positive / neutral effects for all SEOs
<b>Noise Sensitive Uses</b>		
<b>Objective DMSO245:</b>	Developments for noise sensitive uses shall have regard to the noise exposure maps contained within the <i>Fingal Noise Action Plan 2018 – 2023</i> or any supplementary mapping prepared by Fingal County Council, and developers shall be required to produce a noise impact assessment and mitigation plans, where necessary, for any new noise sensitive development within these areas.	Potential positive / neutral effects for all SEOs
<b>Apartment Developments and Noise Transmission</b>		
<b>Objective DMSO246:</b>	All apartment developments should be designed as to ensure noise transmission between units and from external or internal communal areas is minimised. Guidance for noise reduction in building is set out in BS 8233:2014.	Potential positive / neutral effects for all SEOs
<b>Hierarchy of Light Intensities</b>		
<b>Objective DMSO247:</b>	Proposals for new lighting shall ensure there is no dazzling or distraction to road users including cyclists, equestrians and pedestrians, and road and footway lighting meets Council standards. For larger tracts of land it is important to establish a hierarchy of light intensities to ensure that environmental impacts are minimised as far as possible. The establishment of such hierarchies will ensure that subtly lit and unlit areas and features are not compromised in terms of their character and visibility after dark. The success of lighting design will rely heavily on striking the right balance between light and dark over the various areas of land concerned and their immediate contexts.	Potential positive / neutral effects for all SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs																				
	<p>This approach can be taken by means of determining appropriate light intensities for such lands and in assessing planning applications or preparing plans, the designation of ‘Environmental Zones’ (as defined by the Institute of Lighting Engineers publication, <i>Guidance Notes for the Reduction of Light Pollution</i> published in the UK) should be considered.</p> <p>The designations are as follows:</p> <table><tr><th>ZONE</th><th>SURROUNDING</th><th>LIGHTING ENVIRONMENT</th><th>EXAMPLES</th></tr><tr><td>E1</td><td>Natural</td><td>Intrinsically Dark</td><td>Natural parks</td></tr><tr><td>E2</td><td>Rural</td><td>Low District Brightness</td><td>Rural, small village, relatively dark urban locations</td></tr><tr><td>E3</td><td>Suburban</td><td>Medium District Brightness</td><td>Small town centres or urban locations</td></tr><tr><td>E4</td><td>Urban</td><td>High District Brightness</td><td>Town/ city centres with high levels of night-time activity</td></tr></table> <p>Development proposals that include external lighting should include details of the external lighting scheme.</p>	ZONE	SURROUNDING	LIGHTING ENVIRONMENT	EXAMPLES	E1	Natural	Intrinsically Dark	Natural parks	E2	Rural	Low District Brightness	Rural, small village, relatively dark urban locations	E3	Suburban	Medium District Brightness	Small town centres or urban locations	E4	Urban	High District Brightness	Town/ city centres with high levels of night-time activity	
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Design of Lighting Schemes																						
Objective DMSO248:	Require that the design of lighting schemes minimises the incidence of light spillage or pollution into the surrounding environment. New schemes shall ensure that there is no unacceptable adverse impact on neighbouring residential or nearby properties; visual amenity and biodiversity in the surrounding areas.	Potential positive / neutral effects for all SEOs																				
Lighting: New Developments																						

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Objective DMSO249:</b>	Require that the design of lighting schemes minimises the incidence of light spillage or pollution into the surrounding environment. New schemes shall ensure that there is no unacceptable adverse impact on neighbouring residential or nearby properties; visual amenity and biodiversity in the surrounding areas.	Potential positive / neutral effects for all SEOs
<b>New SEVESO Development</b>		
<b>Objective DMSO250:</b>	Permit new Seveso development only in low risk locations away from vulnerable residential, retail and commercial development.	Potential positive / neutral effects for all SEOs
<b>Extensions to SEVESO Sites</b>		
<b>Objective DMSO251:</b>	Prohibit new extensions to long-established Seveso sites where they are a non-conforming use and where they pose an unacceptable accident risk to the public.	Potential positive / neutral effects for all SEOs
<b>Adjacent Uses: SEVESO Sites</b>		
<b>Objective DMSO252:</b>	In areas where Seveso sites exist in appropriate locations with low population densities, ensure that proposed uses in adjacent sites do not compromise the potential for expansion of the existing Seveso use and in particular the exclusion of developments with the potential to attract large numbers of the public.	Potential positive / neutral effects for all SEOs
<b>Storage of SEVESO Substances</b>		
<b>Objective DMSO253:</b>	Attach to any grant of permission for new warehouses or similar industrial buildings, a condition to exclude use/storage of SEVESO substances (or require a separate planning permission for it).	Potential positive / neutral effects for all SEOs
<b>New SEVESO Sites</b>		
<b>Objective DMSO254:</b>	Have regard to the advice of the Health and Safety Authority when proposals for new Seveso sites are considered and for all planning applications within the consultation distances stated in Table 14.27.	Potential positive / neutral effects for all SEOs
<b>Consequence and Risk Assessment</b>		
<b>Objective DMSO255:</b>	Require developers to submit a detailed consequence and risk assessment with all Environmental Impact Statements and/or legislative licence applications for all Seveso sites.	Potential positive / neutral effects for all SEOs
<b>Retrofitting and Re-use of Existing Buildings</b>		
<b>Objective DMSO256:</b>	Support the retrofitting and reuse of existing buildings rather than their demolition and reconstruction where possible.	Potential positive / neutral effects for all SEOs
<b>Waste Heat, District Heating and Decentralised Energy</b>		
<b>Objective DMSO257:</b>	Actively encourage the development of low carbon and highly efficient district heating and decentralised energy systems across the County utilising low carbon heat sources such as renewable energy and waste heat recovery and to promote the connection of new developments to district heating networks where such systems exist/can be developed in a given area.	Potential partly positive partly uncertain effects for SEOs

Policy / Objective	Description	Strategic Environmental Assessment against SEOs
<b>Supporting the Potential of District Heating in Fingal</b>		
<b>Objective DMSO258:</b>	Support the potential of district heating in Fingal, all Climate Action Energy Statements submitted to the Council (see Policy CAP12) shall include an assessment of the technical, environmental and economic feasibility of district or block heating or cooling, particularly where it is based entirely, or partially on energy from renewable and waste heat sources.	Potential positive / neutral effects for all SEOs
<b>Capture and Utilisation of Waste Heat</b>		
<b>Objective DMSO259:</b>	Encourage proposed and existing developments and facilities (such as data centres) to capture and utilise otherwise wasted heat, and use waste heat either on-site, or in an adjoining, and nearby sites, in compliance with all relevant Energy Efficiency Regulations.	Potential positive / neutral effects for all SEOs
<b>Energy Efficiency in Existing Buildings</b>		
<b>Objective DMSO260:</b>	Support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro-fitting of appropriate energy efficiency measures in the existing building stock.	Potential positive / neutral effects for all SEOs
<b>Climate Action Energy Statements</b>		
<b>Objective DMSO261:</b>	All new developments involving 15 residential units and/or more than 1,000 sq. m. of commercial floor space, or as otherwise required by the Planning Authority, will be required to submit a Climate Action Energy Statement as part of the overall Design Statement to demonstrate how low carbon energy and heating solutions, have been considered as part of the overall design and planning of the proposed development.	Potential positive / neutral effects for all SEOs



## Appendix 8: Map Based Local Objectives

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
1	Carry out a Feasibility Study to assess the most appropriate approach to the provision of sea swimming facilities in Balbriggan.	Potential partly positive partly uncertain effects for SEOs
2	Promote and facilitate a pedestrian over-bridge as part of an attractive walkway along Tanner's Water Lane to the proposed coastal path linking to the town centre.	Potential partly positive partly uncertain effects for SEOs
3	The Conservation Plan for Ardgillan Castle and Demesne shall ensure that all works to Ardgillan Castle or works within/impacting the historic designed landscape are sensitive to the significance of the site and are directed by the content of the Conservation Plan.	Potential positive / neutral effects for all SEOs
4	Ensure that any development along the distinctive early 20th century terraces of labourer cottages integrates with the existing residential character and scale of this cluster of dwellings.	Potential positive / neutral effects for all SEOs
5	Protect the extensive archaeological remains identified by geo-physical survey within this area.	Potential positive / neutral effects for all SEOs
6	Provide and facilitate the development of glamping accommodation allowing for a permanent structure in an associated guest house and a service building.	Potential partly positive partly uncertain effects for SEOs
7	Development on these lands, if any, will be restricted by the extent of flooding on the lands. Any development shall be subject to a commensurate FRA.	Potential positive / neutral effects for all SEOs
8	Encourage the restoration of the Martello tower.	Potential positive / neutral effects for all SEOs
9	Provide for a new community facility, with a minimum floor size of 300 sqm	Potential partly positive partly uncertain effects for SEOs
10	Provide for vehicular and pedestrian access to the RV lands to the rear of The Orchard housing estate.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
11	Provide for pedestrian access from new development through the RV lands to the village core.	Potential positive / neutral effects for all SEOs
12	Require the provision of good pedestrian and cycle links between Chapel Farm Estate, the school site and the open space.	Potential positive / neutral effects for all SEOs
13	Exclude multiple unit housing estates in the South Shore area of Rush.	Potential positive / neutral effects for all SEOs
14	Ensure that any new residential development in the South Shore, indicated on the map by a boundary line, is in compliance with the specific housing policy relevant to the South Shore area.	Potential positive / neutral effects for all SEOs
15	Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown, Rush designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on European Sites and species. Such consideration shall take cognisance of a wider study into marina development along the Fingal coastline.	Potential partly positive partly uncertain effects for SEOs
16	Develop and implement park development plan for Rogerstown Park incorporating woodland and screen planting, pathways, seating areas, a playground and carparking.	Potential partly positive partly uncertain effects for SEOs
17	Provide a maximum of 7.4 units per hectare, with a minimum site size area of 1350 sqm and a maximum roof height of 6.15 metres over the prevailing established ground level. All new houses to connect to mains drainage with no provision for on-site treatment systems.	Potential positive / neutral effects for all SEOs
18	Provide a maximum of 10 units per hectare, with a minimum site size area of 1000 sqm and a maximum roof height of 6.65 metres over the prevailing established ground level. All new houses to connect to mains drainage with no provision for on-site treatment systems.	Potential positive / neutral effects for all SEOs
19	Prepare and implement a management strategy for Rogerstown Estuary, including the provision of pedestrian access linking Rogerstown Estuary with Lusk, Rush and Donabate.	Potential partly positive partly uncertain effects for SEOs
20	Provide for well-designed detached housing at a density of 10-15 dwellings per hectare, which is in keeping with the established pattern of development and character of the immediate area in the Burrow.	Potential partly positive partly uncertain effects for SEOs
21	Housing should generally be single storey and subject to a maximum ridge height of 7 metres.	Potential positive / neutral effects for all SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
22	Provide for a proposed Cemetery Improvement and Extension Scheme (with new designated car parking area) on FCC owned lands to the east/south of the existing Donabate Cemetery, to be designed and brought forward for tender purposes for delivery.	Potential partly uncertain, partly negative effects for SEOs
23	Development on these lands, if any, will be restricted by the extent of flooding on the lands. Any development shall be subject to a commensurate FRA.	Potential partly positive partly uncertain effects for SEOs
24	Support the appropriate conservation and sensitive adaptive re-use of the nationally significant vernacular and industrial heritage site of the protected Killossery/Rowlestown Mill complex (including the former mill building, mill race and miller's house). Any ancillary development on these or the adjoining lands shall be sympathetic to the preservation and conservation of the Protected Structure and Recorded Monument.	Potential partly positive partly uncertain effects for SEOs
25	Ensure that the layout, design and scale of future development on these lands shall have regard to its prominent location, as well as the visibility of these lands from the south. In addition the layout, scale, design and density of development should respect the transitional nature of the sensitive southern boundary area.	Potential positive / neutral effects for all SEOs
26	Provide for improved connectivity between Donabate and Lissenhall Interchange for all modes.	Potential positive / neutral effects for all SEOs
27	Enhance the visual amenity of the area immediately south of the Shoreline Hotel, through the provision of high quality public realm improvements and measures.	Potential positive / neutral effects for all SEOs
28	Facilitate the expansion of the existing commercial use of the existing Garden Centre to support continued development in the rural economy of Donabate.	Potential partly positive partly uncertain effects for SEOs
29	Develop a Regional Park.	Potential partly positive partly uncertain effects for SEOs
30	Support and facilitate a Park and Ride Facility.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
31	Provide for a safe crossing point (bridge) for pedestrians, joggers, cyclists, and Swords Celtic members (mostly children) and school children, along the western side of the existing Balheary Bridge, allowing active travel access to the Swords Celtic / Balheary playing fields at this location.	Potential partly positive partly uncertain effects for SEOs
32	Preserve and seek to enhance the existing recreational facilities at Balheary	Potential positive / neutral effects for all SEOs
33	Investigate the provision of a Floating Boardwalk at Caves Marsh Malahide connecting Caves Strand with Estuary Park.	Potential partly uncertain, partly negative effects for SEOs
34	Completion of the Broadmeadow Way between Malahide and Donabate to be prioritised during the lifetime of this Development Plan.	Potential partly positive partly uncertain effects for SEOs
35	Provide sheltered accommodation to cater for senior citizens.	Potential positive / neutral effects for all SEOs
36	Seek to develop a Linear Park incorporating and protecting the ecological corridor on the banks of the Gaybrook Stream from the Swords Road to Barrack Bridge Malahide.	Potential partly positive partly uncertain effects for SEOs
37	Provide for a specialist epilepsy care centre at this location.	Potential positive / neutral effects for all SEOs
38	Provide for well-designed housing at a density of 110-115 dwellings per hectare, which is in keeping with the masterplan and the enhancement of the character of the Key Town of Swords.	Potential partly positive partly uncertain effects for SEOs
39	Facilitate the provision of a pedestrian and cycling access from Scoil An Duinninigh to the car park at the Riasc Centre.	Potential partly positive partly uncertain effects for SEOs
40	Provide active open space facilities in the form of playing pitches adjacent to the school site.	Potential positive / neutral effects for all SEOs
41	Include a full traffic appraisal considering the feasibility of providing a new point of ingress and egress into Ridgewood Estate as part of the design of the Swords Distributor Relief Road.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
42	Facilitate provision of pedestrian linkages from east-west from The Hill to Robswall and north-south along part of the old Malahide to Portmarnock walkway route.	Potential partly positive partly uncertain effects for SEOs
43	Provide for the continuing provision of childcare facilities and education centre.	Potential positive / neutral effects for all SEOs
44	Facilitate provision of pedestrian linkages from east-west from The Hill to Robswall and north-south along part of the old Malahide to Portmarnock walkway route.	Potential partly positive partly uncertain effects for SEOs
45	Fingal County Council commits to delivering the necessary upgrade of Toberburr Road in the short term, to include improved forward visibility at a number of sharp bends, through verge widening, and a shared footpath and cycle lane along one side.'	Potential partly positive partly uncertain effects for SEOs
46	Preserve the tree lined approach to Malahide.	Potential positive / neutral effects for all SEOs
47	New or widened entrances onto the Dublin Road between Streamstown lane and the Swords Junction will be restricted, to ensure the protection of the mature tree-lined approach along the Dublin Road to Malahide.	Potential positive / neutral effects for all SEOs
48	To provide a pedestrian / cycle entrance into Malahide Demesne on the Back Road adjacent to the traffic lights at Ashwood Hall Malahide	Potential partly positive partly uncertain effects for SEOs
49	Facilitate the provision of purpose-built housing for older people only.	Potential positive / neutral effects for all SEOs
50	Facilitate provision of pedestrian linkages from east-west from The Hill to Robswall and north-south along part of the old Malahide to Portmarnock walkway route.	Potential partly positive partly uncertain effects for SEOs
51	Provide for a walkway and cycleway across the rail line to Malahide Community School.	Potential positive / neutral effects for all SEOs
52	Provide for a new primary school at this location, subject to provision of adequate access arrangements.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
53	Facilitate the provision of a second major east-west runway.	Potential partly positive partly uncertain effects for SEOs
54	Facilitate traffic calming and a pedestrian crossing on the Ratoath Road at Hollystown.	Potential positive / neutral effects for all SEOs
55	Facilitate the provision of a turning space for public buses.	Potential partly positive partly uncertain effects for SEOs
56	Protect the mature trees and parkland at Abbeville.	Potential positive / neutral effects for all SEOs
57	Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating the non-conforming use, Recycling Centre, subject to normal planning criteria.	Potential partly positive partly uncertain effects for SEOs
58	Office type development only to be permitted on these lands.	Potential partly positive partly uncertain effects for SEOs
59	Consider within the context of the Masterplan, the nature and scale of appropriate HT uses having regard to the sites strategic and unique location in proximity to an international airport within the Dublin Airport Authority lands.	Potential positive / neutral effects for all SEOs
60	Undertake a Land Use and Transportation Study to determine the development capacity of the subject lands, and an appropriate phasing and quantum of development in advance of the operation of the indicative route for MetroLink.	Potential partly positive partly uncertain effects for SEOs
61	Support the conservation of Dunsoghly Castle and the sympathetic and appropriate development, in scale and quantum, of the surrounding lands where it is sensitive in design and extent to the nationally significant Protected Structure and National Monument and is also informed and directed by archaeological subsurface remains.	Potential partly positive partly uncertain effects for SEOs
62	To provide a care home / nursing home.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
63	That any development of this area will include the integration of the Protected Structure on site (Kinsaley House) within the first phase of development.	Potential positive / neutral effects for all SEOs
64	Provide a recreational facility for the Dublin G.A.A. County Board, through the provision by them of a 2.5ha playing pitch and local recreational community facility including a clubhouse, related ancillary facilities and car and cycle parking.	Potential partly positive partly uncertain effects for SEOs
65	Facilitate an access to the Airport from the west.	Potential partly positive partly uncertain effects for SEOs
66	Any general enterprise and employment type development of the lands identified by the site specific objective boundary at Newtown St. Margaret's shall be contingent on the widening and upgrading of Kilshane Road to the northern boundary of the site, including installation of Active Travel Infrastructure; the provision of a detailed landscaping plan for the lands and subject to restrictions on development arising from the Inner Public Safety Zone.	Potential partly positive partly uncertain effects for SEOs
67	Widen road from St. Margaret's By Pass at the Kilshane junction to provide an extended left turning lane.	Potential partly positive partly uncertain effects for SEOs
68	Facilitate the development of infrastructure for waste management, including construction and demolition waste processing, biological treatment of organic waste, a sludge treatment facility and a waste transfer station.	Potential partly positive partly uncertain effects for SEOs
69	Provide for an extension to Balgriffin Cemetery.	Potential partly positive partly uncertain effects for SEOs
70	Extend existing graveyard and work towards the improvement of safety in the graveyard and the upgrading of Church Road.	Potential partly positive partly uncertain effects for SEOs
71	Provide upgrade for all road users along the Mayne Road from the Hole in the Wall Road / Mayne Road Upgrade scheme to the Coast Road junction.	Potential partly positive partly uncertain effects for SEOs
72	Provide for adequate screening and separation of new development from the residential housing adjoining to the south.	Potential positive / neutral effects for all SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
73	Consider a limited quantum of development on the Belcamp lands to facilitate the rehabilitation and preservation of Belcamp House. A design brief including the quantum and location of any such development, which shall not prejudice any future road requirements, shall be agreed with the Planning Authority prior to a planning application being lodged. Not more than 50% of any residential units permitted shall be sold or occupied pending the full re-instatement of Belcamp House to the satisfaction of the Planning Authority.	Potential partly positive partly uncertain effects for SEOs
74	Facilitate provision of improved car, bus, cycle, and pedestrian linkages between lands to the east and to the west of R108 to enhance connectivity.	Potential positive / neutral effects for all SEOs
75	Provide for the upgrading of the Littlepace/N3 Interchange.	Potential partly positive partly uncertain effects for SEOs
76	Provide for the development of a linear park along the Tolka River Valley.	Potential partly positive partly uncertain effects for SEOs
77	Provide a landscaped pedestrian route along the Pinkeen River connecting Church Road with Ladys Well Road.	Potential partly positive partly uncertain effects for SEOs
78	Support and facilitate the re-purposing of the stone from the original Mulhuddart Bridge in the context of the preparation and adoption of the Park Development Plan for the Tolka Valley Regional Park.	Potential positive / neutral effects for all SEOs
79	Development within the flood plain of the Tolka River Plain will be restricted in accordance with the Tolka Flood Strategy.	Potential positive / neutral effects for all SEOs
80	Facilitate the provision of a purpose-built student accommodation facility in an appropriately landscaped setting to preserve the predominantly open space character.	Potential partly positive partly uncertain effects for SEOs
81	Encourage and facilitate the redevelopment of the Racecourse Shopping Centre including a building of high architectural quality, incorporating a high-quality public realm space and to improve local amenity and environmental quality.	Potential partly positive partly uncertain effects for SEOs



Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
82	Provide road linkage between Cappagh Road and Finglas Road.	Potential partly positive partly uncertain effects for SEOs
83	Provide a buffer zone of trees separating the industrial estate and the residential area of Abbey Park.	Potential positive / neutral effects for all SEOs
84	Prepare a rejuvenation plan for Ongar estate, the Old Hansfield Road and adjoining estates with residents and other relevant stakeholders.	Potential positive / neutral effects for all SEOs
85	Explore the provision of a pedestrian access from this area to the public park areas of the Sports Campus Ireland complex.	Potential positive / neutral effects for all SEOs
86	Maintain and protect the public amenity of the beach and improve public access to the beach, provided such increased public access is shown through Screening for Appropriate Assessment to be compatible with the conservation objectives of Baldoyle Bay Special Protection Area (SPA) and any other European Sites which may be directly or indirectly impacted upon.	Potential positive / neutral effects for all SEOs
87	Provide for a standalone Place of Worship on the lands. Any application for development on the site should be sensitively designed and be accompanied by a design statement.	Potential positive / neutral effects for all SEOs
88	Promote the improvement of access to Howth Junction Rail Station.	Potential positive / neutral effects for all SEOs
89	Continue to support the protection of Abbotstown House.	Potential positive / neutral effects for all SEOs
90	Seek to provide universal access to Balscadden Beach within the engineering, environmental and planning constraints at this site.	Potential partly positive partly uncertain effects for SEOs
91	Preserve the public view from Howth Terrace to Howth Harbour.	Potential positive / neutral effects for all SEOs
92	Ensure the layout, scale, height and design respects the high amenity status of the surrounding area, the Martello Tower and the village character.	Potential positive / neutral effects for all SEOs
93	Facilitate the provision of tourist, leisure, craft, artisan and restaurant uses at Howth Castle whilst ensuring the setting and character of the protected structures are maintained.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
94	Ensure that development is in keeping with the layout, scale, design and character of existing development.	Potential positive / neutral effects for all SEOs
95	Creation of a pedestrianised public square in the core of Howth.	Potential positive / neutral effects for all SEOs
96	Facilitate the provision of public access to this open parkland and the necessary footpath network, landscaping and related development.	Potential positive / neutral effects for all SEOs
97	That Cowbooter Lane, Howth be maintained as a pedestrian and cycle route.	Potential positive / neutral effects for all SEOs
98	Prevent any pedestrian access to / from the Blanchardstown Town Centre via Springlawn and Summerfield Estates.	Potential positive / neutral effects for all SEOs
99	Protect rights of way linking Howth village to the East Mountain and the Ben of Howth.	Potential positive / neutral effects for all SEOs
100	Protect the integrity and established historic use of Dunsink Observatory as a centre of astronomical research by ensuring development within its vicinity does not contribute to/or increase levels of light pollution that would impact the operation of the observatory	Potential positive / neutral effects for all SEOs
101	Future development on lands within a radius of 250m of the Observatory House shall demonstrate conformity with best lighting practices in minimising the impacts of these factors, as described by the International Dark Sky Association and their standards. A light intensity Zone Designation of E1: Intrinsically Dark would be implemented in accordance with Objective DMSO247 Hierarchy of Light Intensities.	Potential partly positive partly uncertain effects for SEOs
102	Future development on lands within a radius of 500m of the Observatory House shall demonstrate conformity with best lighting practices in Fingal County Council and our standards. A light intensity Zone Designation of E2: Low District Brightness would be implemented in accordance with Objective DMSO247 – Hierarchy of Light Intensities.	Potential partly positive partly uncertain effects for SEOs
103	Ensure the provision of pedestrian access between Barberstown/Barnhill and the Hansfield SDZ by means of a new pedestrian overbridge integrated with adjoining development including the Hansfield rail station.	Potential partly positive partly uncertain effects for SEOs
104	The Council will have due regard to the FCC document 'Feasibility Study – Dunsink Lands, Co. Dublin' (February 2022) and its accompanying statements (comprising Surface Water Management Plan, Transport Appraisal and Area Based Transport Assessment) in the preparation of a local statutory	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
	plan for lands at Dunsink in order to ensure the realisation of the development vision for Dunsink set out on p.26 of the Feasibility Study as follows: “Development of a low-carbon mixed-use transit-orientated urban quarter which prioritises active travel and public transport modes both within and outside, is well connected to the wider City via high quality public transport and active travel infrastructure and seeks to protect and enhance the environmental and historic character of the area.”	
105	Housing built on this site will be of a height and density appropriate to a village setting and in keeping with existing housing in the core Clonsilla Village area.	Potential positive / neutral effects for all SEOs
106	Promote pedestrian and cycle connectivity across the Canal and rail line in the vicinity of Granard Bridge, Castleknock.	Potential partly positive partly uncertain effects for SEOs
107	Provide for a high-quality pedestrian/cyclist link between the Tolka River, the Royal Canal and Dunsink lands.	Potential partly positive partly uncertain effects for SEOs
108	Facilitate current maritime activities whilst ensuring that the visual and environmental amenity of the area is protected and to encourage use of the beach, including better signage, with no loss of public access to the beach.	Potential positive / neutral effects for all SEOs
109	Provide for the development of a linear park along the Tolka River Valley.	Potential partly positive partly uncertain effects for SEOs
110	Ensure pedestrian and cyclist connectivity is provided across the canal and rail line at this location.	Potential partly positive partly uncertain effects for SEOs
111	Provide for improved connectivity, in particular for pedestrians and cyclists, from Westmanstown sports club to the Royal Canal.	Potential partly positive partly uncertain effects for SEOs
112	Include a pedestrian bridge from Navan Road Parkway Train station, to Coolmine Rugby Club.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
113	Ensure pedestrian and cyclist connectivity is provided across the canal and rail line at this location.	Potential partly positive partly uncertain effects for SEOs
114	Prohibit any road bridge at this location.	Potential positive / neutral effects for all SEOs
115	Improve facilities for pedestrians and cyclists in the village.	Potential positive / neutral effects for all SEOs
116	Develop a pedestrian access route from the Luttrellstown Road via Porterstown Park to the Lower Road and Anna Liffey Mills.	Potential partly positive partly uncertain effects for SEOs
117	Explore the possibility of extending the Liffey Valley Special Amenity Area north to the Westmanstown Road (R121), Porterstown Road, Carpenterstown Road and Tower Road.	Potential positive / neutral effects for all SEOs
118	Acquire and develop a suitable car parking site in the vicinity of Anna Liffey (Shackletons) Mills and upgrade the existing pedestrian/cycle path along the river bank westwards to connect with Lucan Village taking appropriate measures to ensure that the integrity of the Liffey Valley is fully taken account of in the layout, design and location of the car park and the upgrading of the pedestrian/cycle path.	Potential partly positive partly uncertain effects for SEOs
119	Explore the possibility of extending the Liffey Valley Special Amenity Area north to the Westmanstown Road (R121), Porterstown Road, Carpenterstown Road and Tower Road.	Potential positive / neutral effects for all SEOs
120	Provide a pedestrian/cycle link from Castleknock GAA car park to Waterstown Park via the existing metal bridge.	Potential partly positive partly uncertain effects for SEOs
121	Explore the possibility of extending the Liffey Valley Special Amenity Area north to the Westmanstown Road (R121), Porterstown Road, Carpenterstown Road and Tower Road.	Potential partly positive partly uncertain effects for SEOs
122	Prepare a traffic management plan for the Lower Road from Glenmaroon to Lucan, including Somerton Lane, Rugged Lane and the Luttrellstown Road. This plan shall provide for safe pedestrian and cycle access across a network of routes along with any necessary traffic calming and road safety measures.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
<b>123</b>	Conserve and protect the Metal Bridge on the Lower Road and continue to explore options to improve access in co-operation with South Dublin County Council.	Potential positive / neutral effects for all SEOs
<b>124</b>	Provide for a strategic pedestrian/cycle link across the River Liffey from lands at Holy Angels at the bottom of Knockmaroon Hill via a new bridge to Stewart's Hospital, Coates land and Waterstown Park.	Potential partly positive partly uncertain effects for SEOs
<b>Green Infrastructure Map Based Local Objectives</b>		
<b>GIM1</b>	Provide new Active Recreation Hubs in Bremore Regional Park, St. Catherine's Park (Rush), Lusk, Donabate, Mooretown/Oldtown (Swords), Drinan, Baldoyle Racecourse Park and Phoenix Park Racecourse.	Potential partly positive partly uncertain effects for SEOs
<b>GIM2</b>	Protect the natural and built heritage of the following (which include important historic sites, landscapes and gardens, while providing significant public amenities): Bremore Castle and Park, Ardgillan Castle and Demesne, Newbridge House and Demesne, Malahide Castle and Demesne, Swords Castle and Park, Santry Demesne and Beechpark (Clonsilla) and Ward River Regional Park, Swords.	Potential positive / neutral effects for all SEOs
<b>GIM3</b>	Upgrade and enhance Bremore Regional Park, Ward Valley Park, Tolka Valley Park and Millenium Park, Blanchardstown.	Potential partly positive partly uncertain effects for SEOs
<b>GIM4</b>	Encourage appropriate maintenance and conservation of Howth, Balbriggan, Drumanagh and Skerries Martello Towers which are in the Council's ownership.	Potential positive / neutral effects for all SEOs
<b>GIM5</b>	Maintain and develop the Seamus Ennis Cultural Centre as a significant traditional arts venue.	Potential positive / neutral effects for all SEOs
<b>GIM6</b>	Upgrade existing Active Recreation Hubs in Skerries, Ridgewood (Swords), Broomfield (Malahide), Hartstown, Porterstown and St. Catherine's Park (Liffey Valley).	Potential positive / neutral effects for all SEOs
<b>GIM7</b>	Provide new Regional Parks at the following locations: Baleally Lane, Mooretown/Oldtown (Swords), Baldoyle, and Dunsink subject to Appropriate Assessment screening.	Potential partly positive partly uncertain effects for SEOs
<b>GIM8</b>	Establish a coastal monitoring programme on an ongoing basis to provide information on coastal erosion on an ongoing basis.	Potential positive / neutral effects for all SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
<b>GIM9</b>	Seek the development of the Royal Canal as a significant public amenity while protecting its natural and built heritage.	Potential partly positive partly uncertain effects for SEOs
<b>GIM10</b>	Develop Anna Liffey Mills as a significant public amenity within the Liffey Valley while protecting its architectural and industrial heritage values.	Potential partly positive partly uncertain effects for SEOs
<b>GIM11</b>	Implement the Management Plans for the Howth and Liffey Valley Special Amenity Areas and review them as necessary in consultation with all relevant stakeholders.	Potential positive / neutral effects for all SEOs
<b>GIM12</b>	Protect views of the Fingal Uplands area both from within the upland area and distant views towards the upland area of the Naul Hills.	Potential positive / neutral effects for all SEOs
<b>GIM13</b>	Encourage the planting and retention of hedgerows, trees and small woodland groups in the upland area of the Naul Hills.	Potential positive / neutral effects for all SEOs
<b>GIM14</b>	Protect views from within the Fingal Uplands area and also to protect views of this upland area from outside the area.	Potential positive / neutral effects for all SEOs
<b>GIM15</b>	Encourage the planting and retention of hedgerows, trees and small woodland groups where appropriate.	Potential positive / neutral effects for all SEOs
<b>GIM16</b>	Protect views from within the Fingal Uplands area and protect views of this upland area from outside the area.	Potential positive / neutral effects for all SEOs
<b>GIM17</b>	Develop a 'green necklace' of open spaces which are linked to each other and to the existing town centre of Swords, and to new development areas, promoting enhanced physical and visual connections to the Ward River Valley Regional Park and the Broadmeadow River Valley Park from within the development boundary of Swords. Develop an appropriate entrance to the Ward River Valley and provide for a comprehensive network of pedestrian and cycle ways, linking housing to commercial areas, to the town centre and to MetroLink stops and linking the three water bodies (the Ward River Valley, the Broadmeadow River Valley and the Estuary) to each other and prepare a Landscape and Recreation Strategy for the Ward River Valley.	Potential partly positive partly uncertain effects for SEOs
<b>GIM18</b>	Develop Nature Education Centre and Wildlife Hospital facility at Turvey Nature Park.	Potential positive / neutral effects for all SEOs
<b>GIM19</b>	Seek the expansion of existing woodlands at Hampton, Ardgillan and Milverton demesnes.	Potential positive / neutral effects for all SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
<b>GIM20</b>	Seek the establishment of a wetland corridor between the Bog of the Ring and the Delvin River.	Potential positive / neutral effects for all SEOs
<b>GIM21</b>	Prepare and implement a management plan for the Bog of the Ring proposed natural Heritage Area (NHA) and the surrounding area.	Potential positive / neutral effects for all SEOs
<b>GIM22</b>	Implement the masterplan for Rogerstown Inner Estuary and develop and implement a masterplan for Rogerstown Outer Estuary.	Potential partly positive partly uncertain effects for SEOs
<b>GIM23</b>	Prepare and implement a masterplan for Malahide Estuary.	Potential partly positive partly uncertain effects for SEOs
<b>GIM24</b>	Prepare and implement a park development plan for Ward River Valley Regional Park which has regard to the architectural heritage of the park.	Potential partly positive partly uncertain effects for SEOs
<b>GIM25</b>	Maintain the verge along the coast road between Portmarnock and Malahide as a wildflower meadow.	Potential positive / neutral effects for all SEOs
<b>GIM26</b>	Seek the establishment of a wetland corridor between the Tolka and Ward rivers via the Pinkeen stream.	Potential positive / neutral effects for all SEOs
<b>GIM27</b>	Develop and implement Nature Conservation Plan for Howth Head Special Amenity Area.	Potential positive / neutral effects for all SEOs
<b>GIM28</b>	Seek the establishment of an amenity and wildlife corridor between the River Liffey and the Royal Canal.	Potential positive / neutral effects for all SEOs
<b>GIM29</b>	Maintain the low-lying and open character of the landscape and preserve and protect wetlands and estuarine marsh lands free from inappropriate development, including land reclamation, within the High Amenity Zoned Area around Rogerstown Estuary. In this regard no such development shall take place in this area without a prior grant of planning permission.	Potential positive / neutral effects for all SEOs
<b>GIM30</b>	Prepare and implement a park development plan for Tolka Valley Regional Park.	Potential partly positive partly uncertain effects for SEOs

Map / Local Objective	Description	Strategic Environmental Assessment against SEOs
<b>GIM31</b>	Prepare and implement wetland and river restoration project for Delvin River within the lifetime of this Development Plan in conjunction with local landowners and stakeholders. {As part of this project, consideration shall be given to address pollution of the Delvin River at Naul}	Potential positive / neutral effects for all SEOs
<b>GIM32</b>	Prepare and implement wetland and river restoration project for the Bog of the Ring and Matt River.	Potential positive / neutral effects for all SEOs
<b>GIM33</b>	Implement a strategy to establish a multi-function Green Infrastructure system, promoting an extensive Nature Based green corridor to meet challenges of Climate Change, linking to existing green infrastructure in a sensitive way to provide for community/public access and expand eco-tourism potential, including a greenway with connections to Swords town centre. To promote and enhance physical and visual connections with the Fingal Uplands area and local historic landscape characteristics, while protecting green areas and Bio-diversity	Potential positive / neutral effects for all SEOs



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