

OLD SCHOOL HOUSE CLONSILLA MASTERPLAN SEA SCREENING REPORT



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Assessment
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1 Introduction

Fingal County Council (FCC) has prepared a Masterplan for the Old School House lands in Clonsilla. The lands covered by the plan are zoned 'RA' for residential use, with the objective of providing high-quality new residential environments, as outlined in the Fingal Development Plan 2023–2029.

The Vision, as set out in the Masterplan, is as follows:

The vision for the Old School House Masterplan is to provide the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially-zoned Masterplan lands.

This Masterplan is unique to the Old School House lands and should be viewed as a long-term strategy for the sustainable development of the lands. It has been prepared in accordance with the specific policies and objectives of the Fingal Development Plan 2023-2029 as applicable to the associated lands.

Brady Shipman Martin (BSM) has been appointed by Fingal County Council to carry out screening for Strategic Environmental Assessment (SEA) and a screening for Appropriate Assessment (AA) in respect of the Draft *Old School House Masterplan* (hereafter referred to as the *Masterplan*).

This report documents the screening exercise for SEA in respect of the Plan for the purposes of consultation, in accordance with Article 9(7) of S.I. 435 of 2004 (the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004), as amended by S.I. 200 of 2011.

This SEA Screening should be read in conjunction with the Draft Old School House Masterplan including its associated appendices, the Appropriate Assessment (AA) Screening Report (BSM, 2025) and the Strategic Flood Risk Assessment (SFRA) (McCloy Consulting, 2025).

Figure 1.1 - Draft Old School House Masterplan Study Area (Extract from Figure 1-1 of the Draft Old School House Masterplan, FCC 2025)



1.1 Expertise and Qualifications

This report has been prepared by Sadie Goldfarb, Ecologist at Brady Shipman Martin. She holds a bachelor's degree in Environmental Science from the University of Vermont and a master's degree in Biodiversity and Conservation from Trinity College Dublin. She is a Qualifying Member of the Chartered Institute of Ecology and Environmental Management and is experienced in drafting and reviewing AA Screening Reports, Natura Impact Statements, EIA Screening Reports and SEA Screening Reports. She is also experienced in undertaking baseline ecological surveys and preparing Ecological Impact Assessments Reports (EIA).

This report has been technically reviewed by Ecologist Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is an Associate with Brady Shipman Martin and is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has over 20 years of experience in ecological and environmental consultancy, across a wide range of sectors. He has prepared numerous reports for AA Screening as well as Natura Impact Statements, for projects of all scales, from small residential developments to nationally important infrastructure projects. Matthew is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew has also completed an Advanced Diploma in Planning and Environmental Law, at King's Inns and is a member of the Irish Environmental Law Association (IELA).

2 Strategic Environmental Assessment (SEA)

2.1 Introduction

Directive 2001/42/EC¹ of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') requires EU Member States to assess the 'likely significant environmental effects' of plans and programmes prior to their adoption. This provides for the assessment of strategic environmental considerations at an early stage in the decision-making process.

Article 1 of the SEA 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 Irish law through:

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

S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, relates to SEA as it applies to plans or programmes prepared for "agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use"².

¹SEA Directive: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

² See Section 9(1)(a)

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S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, relates 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*”³.

As a non-statutory plan, the Draft *Old School House Masterplan* is being screened for the requirement for SEA under the requirements of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011.

2.2 SEA Screening

Article 3(4) of the SEA Directive requires that “*Member States shall determine whether plans and programmes, other than those referred to in paragraph 2, which set the framework for future development consent of projects, are likely to have significant environmental effects.*” This process for deciding whether a particular plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects and, therefore, would require SEA, is known as ‘screening’.

The criteria for screening, *i.e.* determining whether a particular plan is likely to have significant environmental effects, are set out in Annex II of the SEA Directive. These criteria are reproduced in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011. The criteria are set out under two principal headings, each of which have a number of sub-criteria (refer to [Section 6](#) of this report):

- Characteristics of a Plan / Programme; and
- Characteristics of the effects and of the area likely to be affected.

Article 9(1) of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, states that:

“Subject to sub-article (2), an environmental assessment shall be carried out for all plans and programmes:

- (a) *which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use, and which set the framework for future development consent of projects listed in Annexes I and II to the Environmental Impact Assessment Directive, or*
- (b) *which are not directly connected with or necessary to the management of a European site but, either individually or in combination with other plans, are likely to have a significant effect on any such site.”*

Article 9(2) of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, further states that:

“A plan or programme referred to in sub-article (1) which determines the use of a small area at local level or a minor modification to a plan or programme referred to in sub-article (1) shall require an environmental assessment only where the competent authority determines that it is likely to have significant effects on the environment and, for this purpose, the competent authority shall make any necessary determination.”

2.3 Requirement for SEA Screening

The Draft *Old School House Masterplan* is a non-statutory land use masterplan and is being screened for the requirement for SEA in accordance with the requirements of:

- The SEA Directive, particularly Articles 3(3), 3(4) and 3(5) in relation to ‘screening’; and
- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004), as amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (S.I. No. 200 of 2011), particularly Schedule 1, which sets out the “*Criteria for determining whether a plan or programme is likely to have significant effects on the environment*”.

³ Section 5(c)

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This report constitutes a screening of the Masterplan for the requirement for SEA in accordance with the above legislation.

2.4 Appropriate Assessment (AA)

Articles 6(3) and 6(4) of Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') require Appropriate Assessment (AA) to be carried out where a plan or project is likely to have a significant impact on a Natura 2000 site. Natura 2000 sites include:

- Special Areas of Conservation (SAC), designated for the conservation of Annex I habitats and Annex II species of the Habitats Directive; and
- Special Protection Areas (SPA), designated for the protection of Annex I birds of Directive 2009/147/EC on the conservation of wild birds (the 'Birds Directive') and other regularly occurring migratory birds and their habitats.

Stage 1 in the AA process is to establish whether AA is required for the particular plan or project. This stage is referred to as 'screening for the requirement for AA', and its purpose is to determine:

- Whether a plan or project is directly connected to or necessary for the management of the site; and
- Whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site in view of its conservation objectives.

As set out in Department Circular Letter SEA 1/08 & NPWS 1/08⁴ (15 February 2008), Screening for AA is of relevance to SEA in that "*where following screening, it is found that the draft plan or amendment may have an impact on the conservation status of a Natura 2000 site or that such an impact cannot be ruled out, adopting the precautionary approach:*

- An AA of the plan must be carried out, and
- In any case where SEA would not otherwise be required, it must also be carried out."

Hence, if the masterplan requires AA, it shall also require SEA.

The Draft *Old School House Masterplan* has been screened for the requirement for AA. The AA Screening Report, (BSM, 2024: refer to standalone report under separate cover) has concluded that:

*"Following review of the Masterplan against the Conservation Objectives of the relevant European sites, it is concluded that **there is no possibility that the implementation of the Masterplan could result in any likely significant effects on European sites** on its own or in combination with other plans and programmes. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.*

In view of best scientific knowledge therefore, this report concludes that the Draft Old School House Masterplan, individually or in combination with another plan or project, is not likely to have a significant effect on European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives. The Masterplan does not require an Appropriate Assessment and the preparation of a Natura Impact Report."

3 Description of the Draft Old School House Masterplan

3.1 Overview

Fingal County Council (FCC) has prepared a draft Masterplan for the Old School House lands in Clonsilla to guide future sustainable development of the associated lands, with a focus on careful management and efficient land-

⁴ NPWS SEA letter: <https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

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use. The Masterplan aims to address the unique challenges of the area and effectively integrate into the Clonsilla locality.

Building on this overall approach, the **strategic objective** of the proposed Masterplan is *to promote the sustainable, orderly and sensitive development of the Masterplan lands*. Specific objectives have been formulated in relation to a number of key themes which comprise:

- Architectural Heritage;
- Natural Heritage;
- Movement and Transport;
- Infrastructure and Drainage;
- Appropriate Residential Development.

Having regard to these aims and objectives, the Masterplan identifies specific preferred options, urban structure, transport and movement strategy, green infrastructure, and phasing, implementation and monitoring throughout the Masterplan area.

3.2 Draft Old School House Masterplan

3.2.1 Vision

The vision for the Masterplan lands has been appropriately informed by a detailed analysis of the lands and the existing local context, consideration of identified challenges and opportunities, and alignment with the relevant planning policy and guidance.

'The vision for the Old School House Masterplan is to provide the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially zoned Masterplan lands.'

3.2.2 Objectives

As detailed in section 4 of the Masterplan, the specific objectives have been formulated within the context of five key themes and are as follows:

Theme 1: Architectural Heritage

- Preserve the historical significance of the Old School House building and promote its sensitive restoration.
- Old School House building to be an integral part of the future sustainable development of the Masterplan lands.
- Ensure the future of the Old School House as a landmark feature within the Masterplan lands and local context, enhancing its visibility and accessibility.

Theme 2: Natural Heritage

- Proposals should seek to achieve a high level of environmental quality on the Masterplan lands.
- Fingal Biodiversity Action Plan 2023-2030 and Fingal Climate Action Plan 2024-2029 actions / objectives to be considered within future development proposals.
- Ensure the retention of existing trees and hedgerows where possible in order to protect the biodiversity value of the lands.
- Promote the planting of native tree and shrub species to support local biodiversity and provide natural screening for future development.

Theme 3: Movement and Transport

- Access routes shall not impact the structural integrity of the Old School House building.
- Assess feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands.
- Inclusion of walking and cycling routes appropriate for the local context.
- The development of the Masterplan lands will provide for, and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway.

Theme 4: Infrastructure and Drainage

- Incorporation of Sustainable Drainage Systems (SuDS) solutions for the Masterplan lands shall be investigated.
- Proposals shall be cognisant of the existing water supply, surface water and wastewater disposal network serving the lands.
- Ensure the provision of water, wastewater, and stormwater management systems that are designed to accommodate future development proposals.
- Protect the water quality of the Royal Canal by ensuring that all drainage and wastewater infrastructure prevents pollution and supports biodiversity.

Theme 5: Appropriate Residential Development

- Promote the sustainable residential development of the Masterplan lands in accordance with the requirements of the Fingal Development Plan 2023-2029.
- Provide a mix of residential unit types / sizes appropriate to the characteristics of the lands.
- Provide a variety of quality and useable open space areas.
- Adopt a Universal Design approach.
- Residential environment created shall be permeable and legible.
- Consideration of national planning legislation regarding building heights, unit mix and density standards.
- Assess the feasibility of residential accommodation for elderly persons.

3.2.3 Identification of Development Option

A Development Option (see **Figure 3.1** below) or the Masterplan lands has been achieved through appraising the vision and objectives as set out within this section of the document. It has been suitably appraised to ensure they meets the following requirements:

- Alignment with the established Masterplan vision.
- Cognisant of planned and future development proposals in the locality.
- Impact of proposals upon the natural and built heritage has been fully considered.
- Proposals will make a positive placemaking contribution and will integrate into the local context.
- Proposals will accord with national, regional and local planning policy and guidance.
- Overall development of the Masterplan lands will be characterised by long term sustainability particularly in respect of new buildings, infrastructure and ecological matters.

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Figure 3.1 - Formulation of a Development Option – Concept Layout (Extract from Figure 4-5 of the Draft Old School House Masterplan, FCC 2025)



3.2.4 Urban Structure

3.2.4.1 Land Use Plan

Urban structure serves as the foundation for the spatial arrangement of new buildings and spaces on site, acting as a blueprint for future growth and ensuring development is brought forward in an efficient manner while integrating with existing natural and built heritage environments. The land uses proposed for the Masterplan lands, as illustrated by the preferred option (refer to **Section 3.2.3**), balance key components which include appropriate residential development, complementary uses, built heritage preservation, amenity, green infrastructure, and movement. The land use summary for the proposed Masterplan is outlined below in **Table 3.1** and illustrated in **Figure 3.2**.

Table 3.1 - Land Use Summary (Extract from Table 5-1 of the Draft Old School House Masterplan, FCC 2025)

Land Use	Description	Development Response
Residential	Buildings are proposed at a number of locations within the lands.	Mix of typologies proposed which creates variety and a residential development that is appropriate for the location of the lands and local context. Residential density to align with guidance contained within Sustainable Residential Development and Compact Settlements (2024) (or subsequent revisions of).
Complementary Uses	Proposed community and childcare facilities.	Appropriate uses are proposed within the central portion of the lands and will support all age groups.

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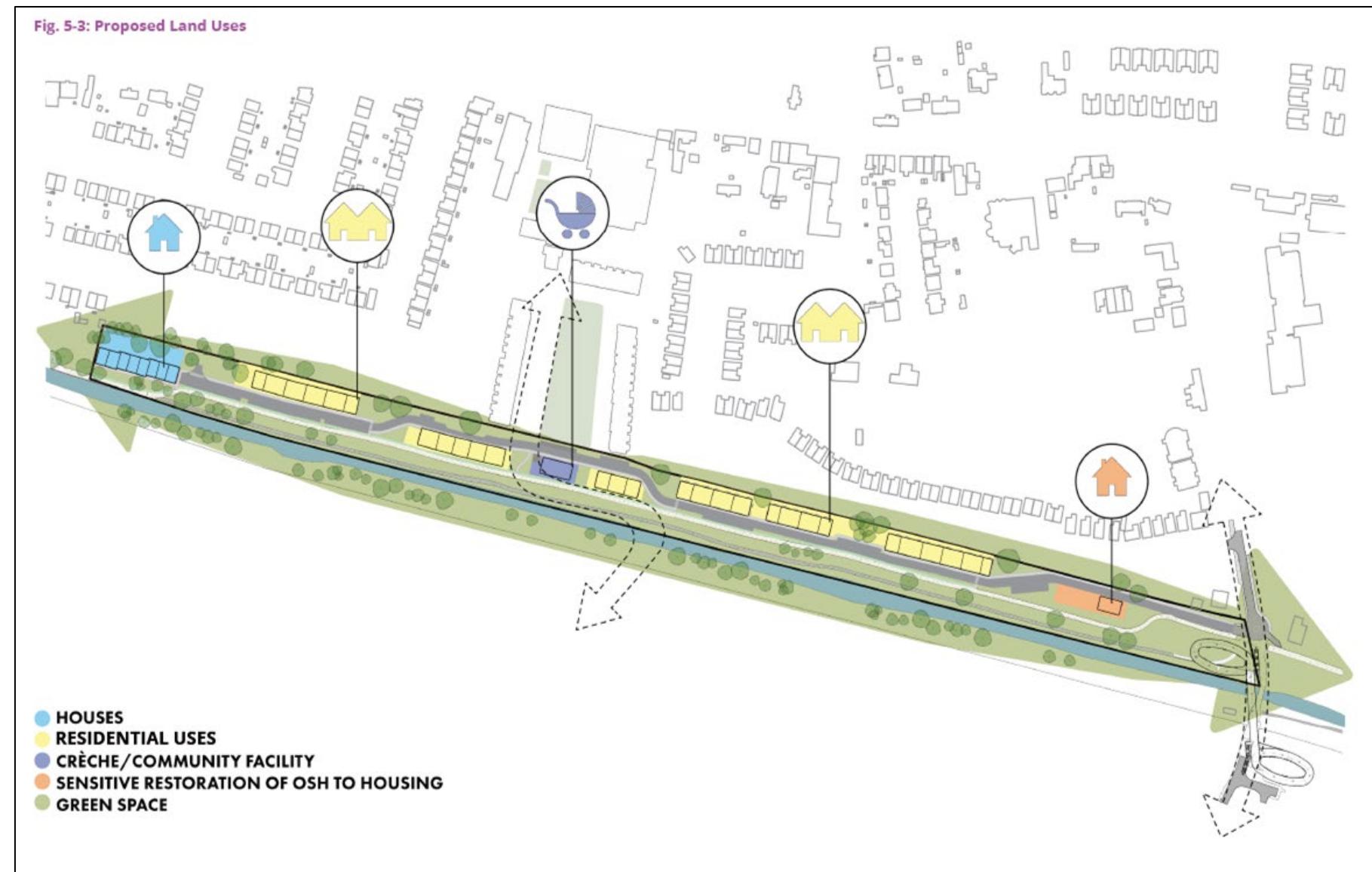
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Land Use	Description	Development Response
Built Heritage	Protected Structures comprising Old School House, Kennan Bridge and Royal Canal.	Restoration/reuse of former school building for residential use. Development proposals will not impact the integrity of any Protected Structure.
Amenity Areas / Open Spaces	Amenity areas are proposed throughout the lands.	Variety of amenity areas will complement the new built form and provide spaces for social interaction.
Green Infrastructure (GI)	GI integrated throughout the lands.	Framework of GI comprises, <i>inter alia</i> , the Royal Canal Urban Greenway, existing trees and hedgerows along with new planting schemes. Incorporation of nature-based drainage solutions will assist the GI quality of the lands.
Movement	Inclusion of movement options facilitated through the lands.	Vehicular and active travel provision through the Masterplan lands will provide a variety of movement options for residents. Potential linkages to adjoining lands will be explored. The Royal Canal Urban Greenway project will provide enhanced sustainable links to Clonsilla railway station.

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Figure 3.2 - Proposed Land Uses (Extract from Figure 5-3 of the Draft Old School House Masterplan, FCC 2025)



3.2.4.2 Built Form

The built form in the Masterplan area must ensure compatibility with adjacent land uses and local context while integrating with the Masterplan land's unique natural and built heritage characteristics. It is considered the constraints associated with the lands will require the delivery of a bespoke residential design. Built form in the proposed Masterplan is specified in terms of *building edges* and *building height*. Carefully considered building edges will help with generating vibrancy and social interaction. **Figure 3.3** illustrates the principal building edges that are designed to address the internal access road and Royal Canal.

Figure 3.3 - Key Building Edges (Extract from Figure 5-5 of the Draft Old School House Masterplan, FCC 2025)



Building heights proposed for the Masterplan lands have been principally informed by the local context. It is generally envisaged that buildings will have a height of 2 to 3 storeys.

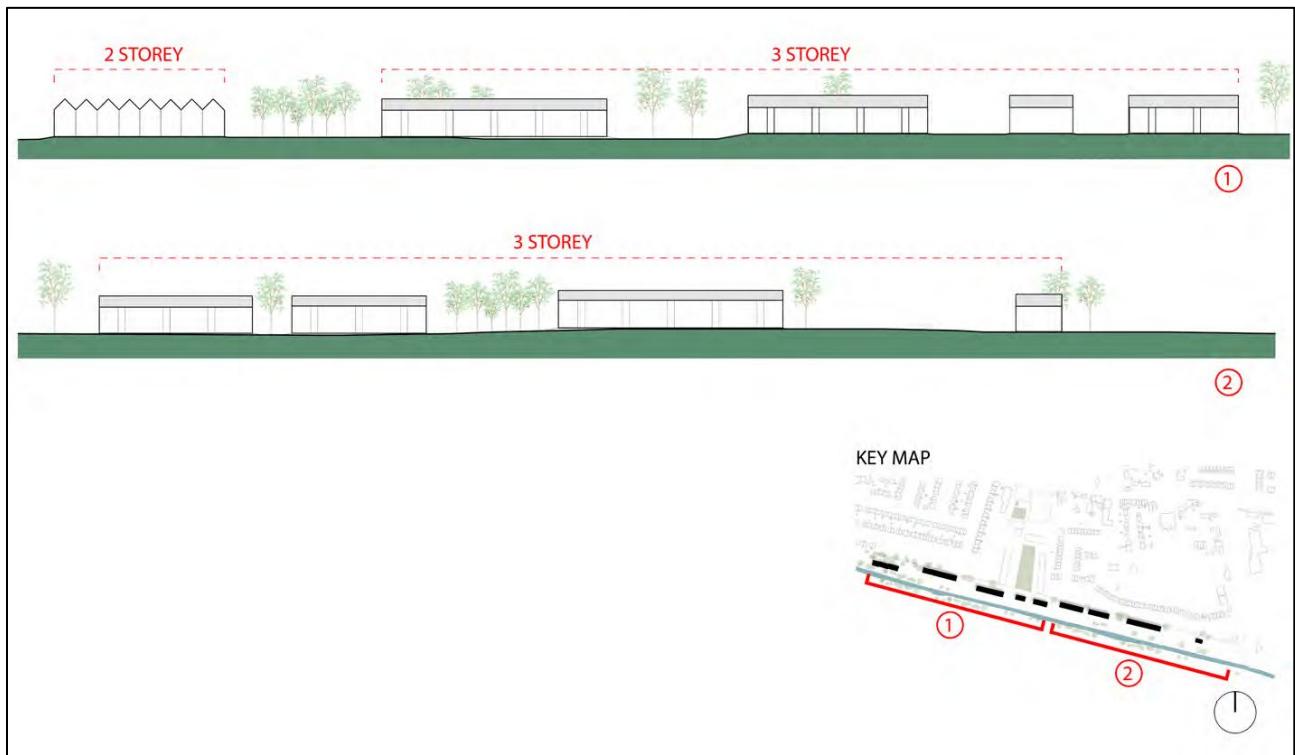
However, scope may exist for an increase in building heights within the scheme where a planning application demonstrates a high quality built environment and subject to compliance with the requirements of the Urban Development and Building Height Guidelines 2018 (or any update thereof). This will create a well-structured, liveable and visually attractive residential environment with a distinct sense of enclosure for residents and visitors. (see **Figure 3.4**).

The low-rise development of the Masterplan lands is considered appropriate particularly given its linear and elongated nature, the characteristics and location of the Old School House Protected Structure and the characteristics of existing residential development in the locality.

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Figure 3.4 - Building Heights (Extract from Figure 5-6 of the Draft Old School House Masterplan, FCC 2025)



3.2.4.3 Residential Typologies

A mix of residential typologies on the Masterplan lands will ensure inclusivity by accommodating a range of different housing needs, which in turn supports the creation of long-term communities. Age friendly units will be promoted within the Masterplan lands.

A choice and mix of residential accommodation will promote social cohesion, and optimise land use efficiency (Figure 3.5). Additionally, a variety of residential typologies will contribute positively to the character and visual identity of the new bespoke residential environment created. The restoration of the Old School House structure will be promoted for a residential use. The proposed Masterplan provides two residential developments exemplars (located in Ranelagh, Dublin 6 and Hollystown, Dublin 15) with summary information regarding, *inter alia*, unit typologies, context, building height and design approach.

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Figure 3.5 - Residential Typologies (Extract from Figure 5-8 of the Draft Old School House Masterplan, FCC 2025)



3.2.4.4 Conservation Plan

The Masterplan will ensure the long-term conservation of the Old School House building which contributes to local identity and public engagement. The Masterplan also provides a framework for the sensitive, sustainable maintenance of the Old School House, protecting the heritage amenity through best-practice methods for inspection, repair, and maintenance.

Given the location of proposed residential buildings along with amenity space in the area of the Old School House building, it is deemed appropriate to develop the Old School House building for residential use. As set out in this Masterplan, it is a development objective to retain existing mature trees where practicable, taking advantage of the natural heritage. The restoration of the Old School House will treat the built heritage in a similar way, forming a heritage inspired backdrop to new residential buildings.

The design of future residential buildings should be sensitive to the existing environment, with an architectural approach of a high quality design that acknowledges the Old School House and the surrounding green spaces.

This development approach will support long term sustainability by providing residential units in proximity to communal amenities, improving the area's vibrancy and viability. The flexibility in design allows for creative, distinctive residential structures that seamlessly integrate with the historic context while maintaining the integrity of the space.

The Old School House building itself is to be conserved and restored, forming an integral element of the land's overall development. The degraded nature of the building fabric, particularly the need to reconstruct much of the interior, may in principle allow for its development as a single residence or as several residential units.

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Under the Planning and Development Act 2000 (as amended), there is a legal obligation on the owner of a Protected Structure to ensure it is not endangered through neglect, decay, damage, or harm. This includes maintaining the structure in a good condition and providing regular maintenance. Once the building is redeveloped it must be maintained in good order.

An initial appraisal of the building and immediate lands should be undertaken to include:

- **Assessment of the Building's Condition:** Undertake a detailed appraisal of the building's condition, identifying key structural elements and vulnerabilities.
- **Stakeholder Engagement:** Engage with heritage consultants, local authorities, and relevant statutory bodies early in the process to guide decisions and secure required approvals.
- **Structural and Weatherproofing Repairs:** Carry out essential repairs to stop water ingress, including the repair or replacement of roofs, windows, walls, and rainwater goods. Address structural issues, such as cracks in walls, and undertake necessary repairs to tie walls either permanently or temporarily.
- **Conservation Strategy:** Develop a strategy to protect and sensitively integrate heritage assets, ensuring repairs and interventions respect the building's regional importance.
- **Landscaping Plan:** Develop a high quality Landscaping Plan which acknowledges the Old School House Building.
- **Design Integration:** Ensure the surrounding development is complementary to the Old School House building by respecting the scale, setting, and character of the heritage assets and the surrounding heritage context.
- **Implementation Framework:** Establish procedures for managing the repair and conservation process during construction, with oversight in place and flexibility to respond to any unforeseen issues.

The proposed Masterplan also includes two protected structure exemplars (Kinsaley House in Malahide, Co. Dublin and St. Mary's in Baldoyle, Co. Dublin) with summary information regarding restoration approaches.

3.2.5 Transport and Movement Strategy

The Masterplan lands will provide an expansion to the existing residential assets in the surrounding area, with improved connections in the form of an extended road network, pedestrian and cycle linkages and linked green infrastructure provision.

The key Transport and Movement objectives for the Old School House Masterplan lands are as follows:

- The final route and design of any access routes shall have regard to the requirement to ensure the structural integrity of the Old School House building which is a Protected Structure.
- The feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands will be assessed.
- Walking and cycling routes appropriate for the local context will be included as part of the Masterplan lands.
- The development of the Masterplan lands will provide for and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway.

3.2.5.1 Street Hierarchy

The Old School House Masterplan aims for a sustainable residential community with a well-designed street hierarchy for movement and interaction, crucial for functionality, safety, and quality of life. The street hierarchy design follows the Design Manual for Urban Roads and Streets (DMURS) principles, the national standard for urban road design in Ireland, promoting sustainable communities with safe and attractive networks.

The design prioritises non-car users, aligning with DMURS. Features include a potential Home Zone, dedicated footpaths, high permeability, safe crossings and clear demarcation. This supports DMURS principles of providing a high quality pedestrian environment and enabling sustainable transport, facilitating enhanced safety, active

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lifestyles, community interaction and reduced car dependency. The proposed street hierarchy and key design features are detailed in **Table 3.2** and example illustrations are shown in **Figure 3.6** and **3.7**.

Table 3.2 - Proposed Street Hierarchy and Key Design Features (Extract from Table 6-1 of the Draft Old School House Masterplan, FCC 2025)

Street Type	Primary Function	Key Design Features
Primary Access Route from Porterstown Rd	Main vehicular and pedestrian access. Vehicular access for residents parking, servicing and emergency vehicles.	Narrow road (5m), traffic calming, potential shared surface, narrow sections with a yield system. Road layout to maintain root protection areas.
Potential Secondary Access Route from northern development lands	Alternative vehicular and pedestrian access.	Provide filtered permeability with northern development lands. Potential for provision of a vehicular access.

Figure 3.6 - Proposed Internal Access Road with Background Footbridge and Roundabout at Porterstown Road (Extract from Figures 6-1 of the Draft Old School House Masterplan, FCC 2025, sourced from the DART + West Project)

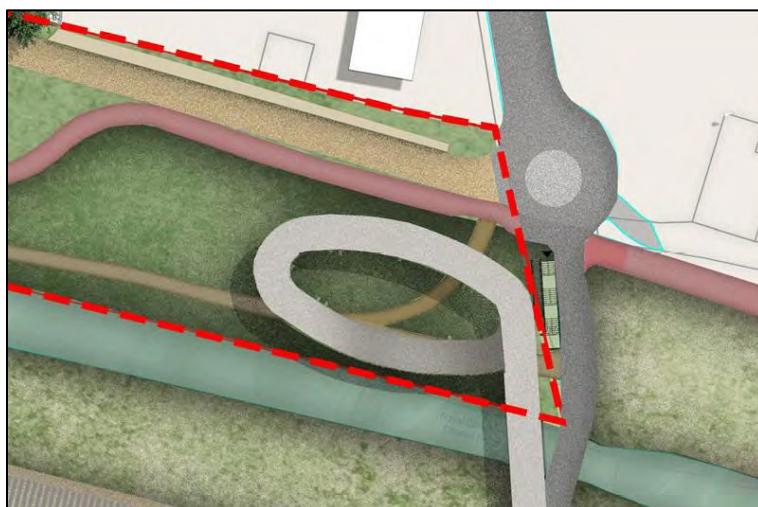
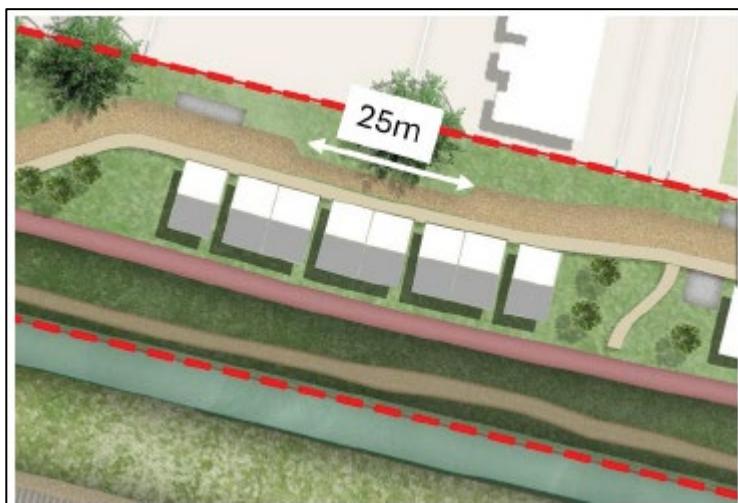


Figure 3.7 - Proposed Section with Yield System (Extract from Figure 6-2 of the Draft Old School House Masterplan, FCC 2025)



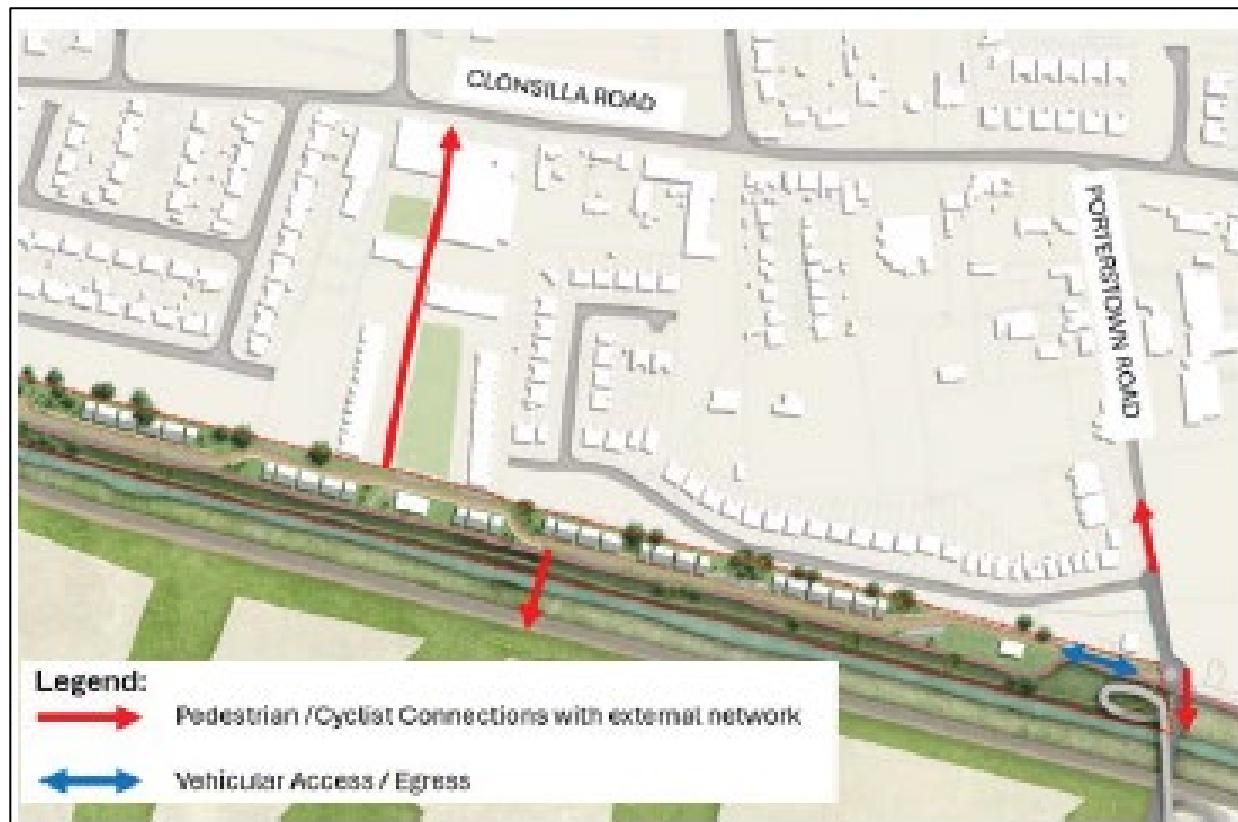
3.2.5.2 Walking & Cycling Network

The Masterplan seeks to provide an integrated network of continuous and safe pedestrian and cyclist links through the lands that will connect with external infrastructure.

- **Internal Pedestrian and Cyclist Network** - The internal network includes the provision of a dedicated 2.0 metres wide footpath parallel to the access road, connecting the built form and amenities with Porterstown Road. Cyclists accessing the Masterplan lands will be able to cycle along the low traffic volume and low speed access road in accordance with the Cycle Design Manual for Mixed Streets.
- **Connection with the External Network** - The proposed mixed retail and residential development to the north may potentially provide a secondary pedestrian and cyclist access, connecting with the proposed and existing amenities on Clonsilla Road. This includes connection to the public transport infrastructure along Clonsilla Road. It is an objective of this Masterplan to assess the feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands (see **Figure 3.8**).
- **Active Travel Infrastructure** - The Masterplan will benefit from the proposed Royal Canal Urban Greenway. This greenway will form a southerly, east-west spine, connecting the Masterplan lands with nearby residential estates and Clonsilla train station. The greenway is designed to be approximately 4 metres wide, with sections bordering the Masterplan lands, resulting in an enhancement of wider connectivity for pedestrians and cyclists. The Royal Canal Urban Greenway will offer a significant amenity for cyclists, providing a scenic and traffic-free route to Dublin city centre and beyond.

The development will ensure convenient and safe access points to the greenway, encouraging its use by residents for both commuting and recreation. It is proposed to provide five connection points from the development lands to the greenway (**Figure 3.9**).

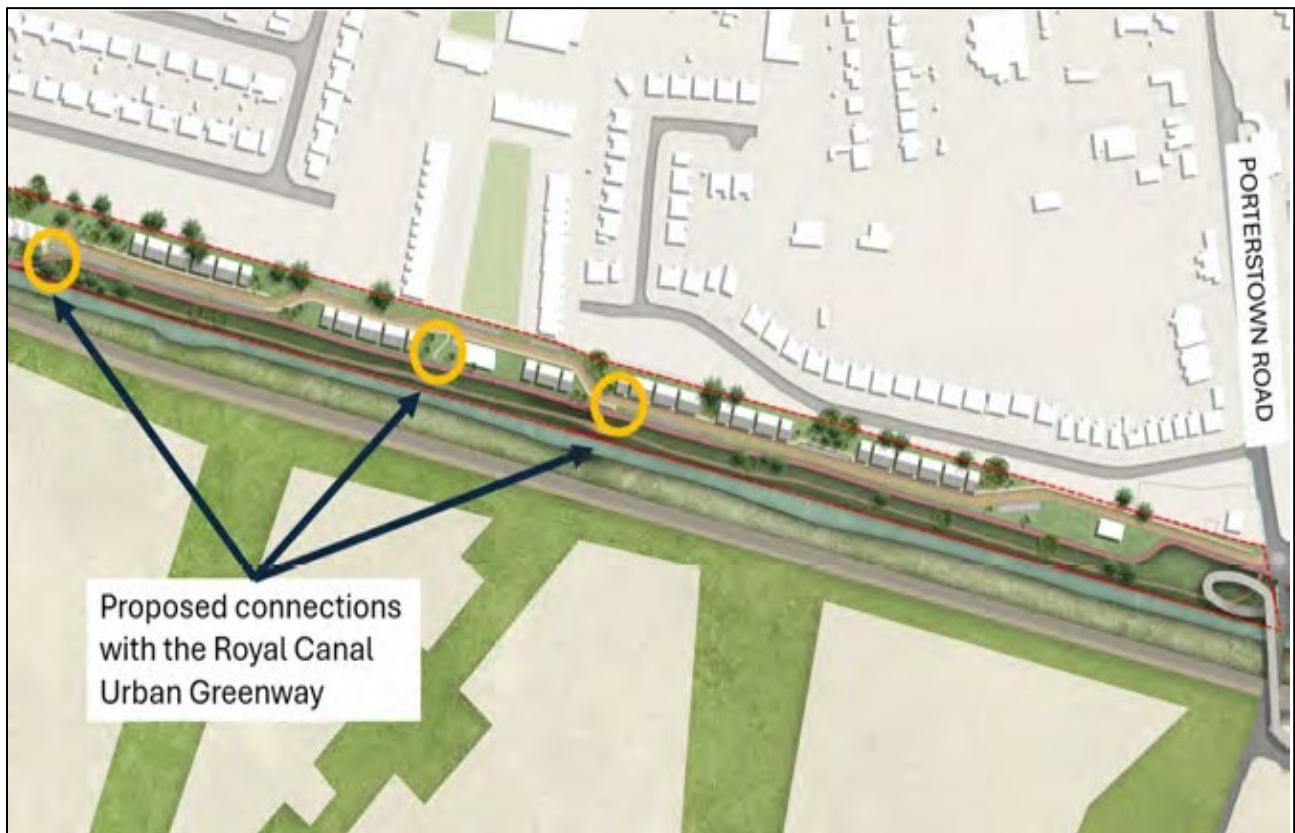
Figure 3.8 - Proposed Connections with External Network (Extract from Figure 6-3 of the Draft Old School House Masterplan, FCC 2025)



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Figure 3.9 - Proposed Connections with the Royal Canal Greenway (Extract from Figure 6-4 of the Draft Old School House Masterplan, FCC 2025)



3.2.5.3 Public Transport

The Old School House Masterplan lands are strategically positioned to benefit from existing and planned public transport infrastructure, enhancing connectivity and accessibility for current and future residents. The integration of these transport networks is pivotal to the comprehensive development of the lands, promoting sustainable and efficient mobility options.

Planned Enhancements

- The DART + West project is a significant development that will expand DART services to the existing Maynooth/ M3 Parkway commuter rail line. This expansion will introduce electrified trains to Clonsilla, increasing service frequency to Dublin City Centre and enhancing the area's appeal for city bound commuters. The project also includes the construction of a pedestrian and cyclist bridge over the Royal Canal, maintaining non-vehicular access despite the closure of the Porterstown level crossing.
- In addition to rail improvements, the Bus Connects Dublin network redesign programme will replace the current no. 39 route with the no. B2, offering a consistent 15-minute frequency throughout the day. The no. 37 route will also see frequency adjustments, ensuring service every 20 minutes.

The Old School House Masterplan is poised to benefit significantly from both existing and planned public transport improvements. These improvements will not only improve connectivity and accessibility but also enhance sustainable transport choices, aligning with broader regional transport strategies. The integration of these elements is essential for fostering a vibrant, connected, and sustainable community in Clonsilla.

3.2.5.4 Parking

The proposed Masterplan aims to balance the needs of residents and visitors while promoting sustainable transportation options, aligning with the principles of the Fingal Development Plan 2023-2029 and the appropriate national level planning policy guidance.

Car Parking Provision

Car parking provision within the Masterplan lands will be required to comply with the standards set out in Chapter 14 of the Fingal Development Plan 2023-2029. The Plan includes two distinct parking zones to ensure adequate residential parking provision. Zone 1 relates to developments within 800m of a Bus Connects spine route, or 1,600m of an existing or planned Luas/Dart/ Metro Rail. Due to the proximity of the Masterplan lands to the Clonsilla train station, the Old School House Masterplan is considered to be located in Zone 1.

For residential developments, the specific parking standards depend on the unit type. For instance, the standard for a 1–2-bedroom dwelling is typically 0.5 car parking spaces maximum, while a three-bedroom dwelling has a norm of one car parking space maximum.

The Masterplan includes the provision of a multi-purpose parking and drop-off area to serve the new childcare facility. This dedicated area will facilitate convenient and safe drop-off and pick-up, particularly during peak hours. Access for vehicles will be provided via Porterstown Road to the east.

Cycle Parking Provision

Cycle parking provision will align with the standards set out in the Fingal Development Plan 2023-2029 (Section 14.17.2.1). The Plan sets a requirement of a general minimum standard of one long-stay cycle storage space per bedroom for residential units. For studio units, at least one long-stay cycle storage space shall be provided. Visitor cycle parking shall also be provided at a standard of one short-stay space per two residential units.

The preference will be for individual secure storage areas for bicycles and associated equipment for residents, ensuring protection from theft and the elements. Covered facilities will be provided for visitors at key locations throughout the development to encourage cycling.

By adhering to these specific car and bicycle parking standards outlined in the Fingal Development Plan (and national level planning policy), the Old School House Masterplan aims to create a sustainable and well-integrated community that supports multi-modal transport choices while prioritising active travel.

3.2.5.5 Accessibility and Connectivity

The aim of the Masterplan is to create a well-connected and sustainable community, offering a variety of transport options.

Access and External Connections

It is proposed to reserve lands to safeguard the proposed Pedestrian, Cycle and Mobility Impaired Bridge in Porterstown Road, as part of the Dart + West programme. The Old Porterstown Road to the south will connect with the proposed Kellystown LAP, local schools and amenities to the south.

Internal Accessibility

By providing a diverse range of accessible transport options, the Old School House Masterplan aims to create a sustainable and well-connected community that caters to the needs of all its residents and visitors, promoting active travel and reducing reliance on private vehicles. The facilities will be designed in accordance with DMURS and Universal Access guidance.

3.2.6 Green Infrastructure

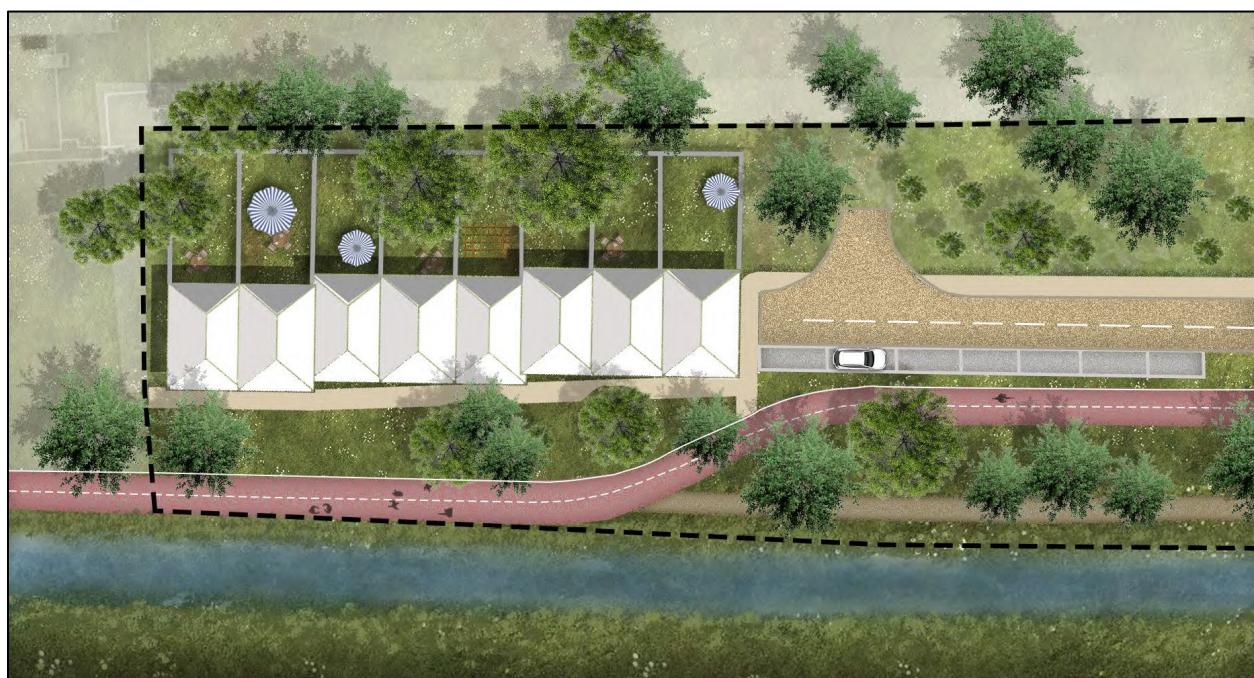
3.2.6.1 Landscaping

Landscaping considerations for the Masterplan lands will play a central role in shaping a cohesive and high-quality residential environment that integrates built heritage, open space, and ecological networks. The landscaping strategy will prioritise the retention of existing natural features such as trees and hedgerows, while enhancing its green infrastructure through additional native planting and sustainable drainage. Open space and amenity areas will contribute to social interaction, complementing the residential unit mix and community-focused land uses (see **Figures 3.10 – 3.12**).

The landscaping plan will also be closely coordinated with the Masterplan land's movement and drainage features. Nature-based solutions such as bio-retention systems, rain gardens and permeable surfaces, for example, may be incorporated to support sustainable drainage while enriching the visual character of the development. The proximity to the Royal Canal presents a unique opportunity to reinforce the land's identity through soft landscaping works that respects and enhances the setting of the Protected Structures and canal corridor.

The layout proposes a number of amenity areas including, *inter alia*, the westernmost end of the lands, adjacent to the creche/community building and at the eastern end adjacent to the Old School House, which is to be a relaxing public amenity space for the surrounding residences with the backdrop of the Old School House, the canal and surrounding greenery.

Figure 3.10 - Proposed Landscaping – Residential Units (Extract from Figure 7-1 of the Draft Old School House Masterplan, FCC 2025)



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Figure 3.11 - Proposed Landscaping – Residential Units & Childcare/Community Building (Extract from Figure 7-2 of the Draft Old School House Masterplan, FCC 2025)



Figure 3.12 - Proposed Landscaping – Old School House Building (Extract from Figure 7-3 of the Draft Old School House Masterplan, FCC 2025)



3.2.6.2 Ecology

Habitats

The ecological assessment of the Masterplan lands did not determine any habitats that require special protection, such as Annex I habitats.

The Old School House structure was assessed as having significant bat roost potential, and there were 2 no. high potential trees recorded. The majority of the trees assessed were of low potential, while 2 no. trees were found to be of moderate potential. The Development Option layout has addressed these concerns and has avoided placing structures where bat roost potential could be a factor in bat disturbance or destruction of habitat.

The use of bat friendly lighting during the construction phase of the development and for the operational stage build is recommended. This will help to prevent significant impacts on local bat populations using the area for foraging, navigation, breeding and roosting throughout their lifecycles and behavioural ecology. The trees and nearby canal have the potential to support multiple bat species. Artificial lighting can significantly disrupt bat populations by altering their natural behaviours, such as foraging, commuting, and roosting. To mitigate these impacts, it's essential to adhere to bat-friendly lighting practices that align with guidelines from Bat Conservation Ireland and other authoritative sources.

Key recommendations include:

- **Minimise Light Spill:** Direct lighting only to areas where absolutely necessary.
- **Use Warm-Coloured Lights:** Opt for lighting with a colour temperature of 2700K or lower. Warm white tones are less disruptive to bats compared to cooler, blue-rich lighting.
- **Limit UV Emission:** Choose light sources that emit minimal or no ultraviolet (UV) light, as UV can attract insects and consequently alter bat feeding patterns.
- **Implement Adaptive Lighting Controls:** Incorporate dimmers, timers, and motion sensors to ensure that lighting is used only when needed, reducing unnecessary illumination during periods of low human activity.
- **Position Lights Thoughtfully:** Install lighting at the lowest practical height and angle them downwards to decrease light trespass into natural habitats.
- **Avoid Illuminating Key Bat Habitats:** Refrain from lighting areas crucial to bats, such as waterways, hedgerows, and known roosting sites, to prevent habitat fragmentation and disturbance.

It is considered the residential development of the Masterplan lands will have minimal negative effects on local and migratory bird populations, particularly due to the fact that the Masterplan seeks to retain, as much as is practicable, trees and hedgerows essential for breeding and nesting passerines.

Invasive Species

Overall, it is considered the proposed residential development of the Masterplan lands will have a minimal impact on the local ecology within the Masterplan lands boundaries and also poses minimal short-term effects on surrounding ecological corridors and the species that use them.

3.2.6.3 Sustainable Drainage Systems (SuDS)

It is recommended that a range of SuDS measures are incorporated into future development proposals. As part of this, it is recommended that a detailed site investigation is carried out to ascertain the ground conditions and the properties of the soil on the Masterplan lands. This information will appropriately inform the drainage design and the infiltration details of the soil, allowing required capacity calculations to be carried out. A surface water drainage network which outfalls to the public network will be required for the Masterplan lands. The required capacity of the network can be determined following soil sampling and infiltration testing.

It is preferable that drainage measures are implemented to mimic the existing natural drainage of the lands. For example, the existing open drain to the north can be retained to act as a detention basin or rain garden with planting added to promote biodiversity and visual appeal. Bio-retention systems, which incorporate engineered soils and vegetation, can also treat pollution in the run-off as it infiltrates into the soil. These could be incorporated into larger green spaces within the layout also.

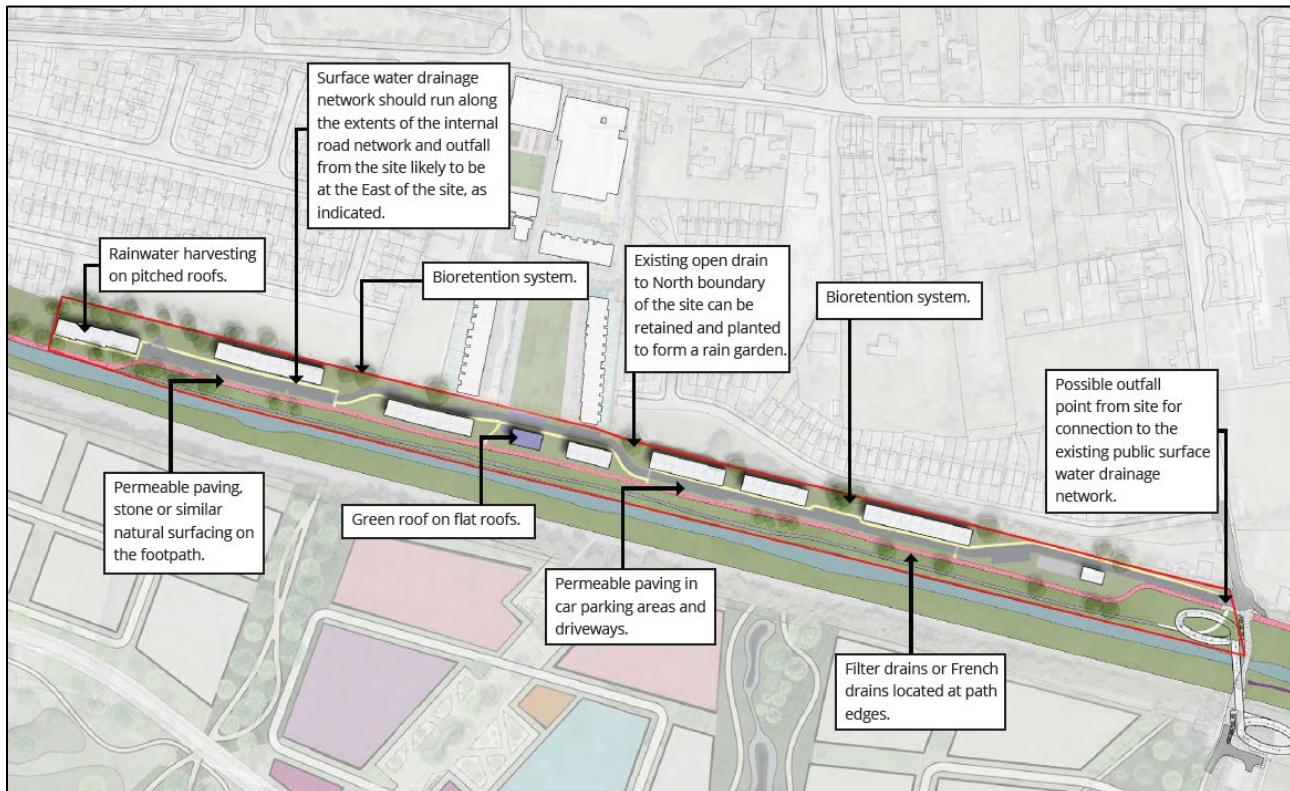
It is recommended that permeable paving be incorporated into development proposals for car parking spaces and pathway areas in order to reduce surface water run-off and provide a natural appearance. Design proposals should examine the potential for green roofs to be installed on any suitable flat roofs within the development where practicable. Green roofs reduce run-off and provide some attenuation during rainfall events. On pitched roofs, rainwater harvesting is recommended, allowing reuse of collected rainwater to reduce the surface water run-off and reduce the demand on the potable water supply. Filter drains, or French drains, may be implemented along

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footpath edges. The use of French drains would allow surface water to infiltrate to the ground without a need to tie into the surface water drainage network. A preliminary SuDS Scheme for the Masterplan lands is illustrated at **Figure 3.13**.

Figure 3.13 - Proposed SuDs Strategy Layout (Extract from Figure 7-4 of the Draft Old School House Masterplan, FCC 2025)



3.2.7 Phasing, Implementation and Monitoring

Proposed Layout

The formulation of the proposed layout has evolved through the assessment and consideration of a number of key elements principally related to, *inter alia*:

- The existing characteristics of the lands including the opportunities and challenges associated with same;
- The restoration of the Old School House building and its inclusion within the development of the lands and;
- The appropriate residential development of the lands.

The proposed layout is presented at **Figure 3.14**.

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Figure 3.14 - Proposed Layout (Extract from Figure 8-5 of the Draft Old School House Masterplan, FCC 2025)



Phasing

Objective CS06 – Phased Development of the Fingal Development Plan states, “*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*”.

The future development of the Masterplan lands is anticipated to be undertaken within a single phase planning application approach and to occur typically over a period of c.5 years.

Implementation

The implementation of the objectives contained within this Masterplan will be key to the appropriate development of the site for residential use. In alignment with Development Plan guidance, the Development Management process will assess planning applications for proposals on the Masterplan lands. Such applications must be adequately informed and supported by detailed statements/assessments that will clearly set out how proposals comply with relevant planning policy and Masterplan objectives. Given the constraints of the site, the implementation of the Masterplan may be complex and therefore it is envisaged that applicants will need to liaise with various stakeholder bodies such as, *inter alia*, Waterways Ireland and Uisce Éireann, for example, in order to address the referenced site constraints as set out within this Masterplan.

Essentially, planning applications will clearly demonstrate, *inter alia*, how proposals will:

- Deliver the appropriate residential development of the lands in terms of scale, height, appearance, density, open space etc;
- Ensure the protection of the natural environment and its biodiversity (and where possible its enhancement);
- Protect the integrity of the Old School House structure during the construction stage while providing for its restoration for a suitable residential use;

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- Protect the Royal Canal from any detrimental impacts (during both construction and operational stages); and
- Ensure there is no impact upon the agreed Royal Canal Urban Greenway route.

Planning applications will be cognisant of the policies and objectives set out in the Fingal Development Plan regarding the sustainable residential development of the Masterplan lands. In particular, proposals comprising 100 no. units must clearly demonstrate the following, *inter alia*:

- Age Friendly Housing: new residential developments in excess of 100 units to provide 10% of the units as age friendly accommodation (Objective DMSO37).
- Public Art: new residential developments in excess of 100 units to provide for a piece of public art to be agreed with the Council (Objective DMSO194).

Other requirements include, but are not limited to:

- Compliance with public and private open space standards.
- Public Open Space: acceptance of a financial contribution in lieu of Public Open Space at the Council's discretion (Objective DMSO53).
- Design Statements: All medium to large scale planning applications shall be accompanied by a Design Statement to address the contextual and design issues which have been taken into consideration as part of the scheme (Objective DMSO5). This shall include a Climate Action Energy Statement as part of the overall Design Statement (Policy CAP12).
- Sustainable Urban Drainage: SuDS shall incorporate nature-based solutions and have regard to the objectives set out in Fingal's Guidance Document – Green/ Blue Infrastructure for Development, as amended (Objective DMSO202).
- Refuse Arrangements: Ensure all new residential schemes include appropriate design measures for refuse storage areas (Objective DMSO239).

The Masterplan promotes the restoration and residential use of the Old School House and requires that the structure form an integral part of the overall development. It will also be of critical importance that the integrity of the Protected Structure is not compromised by the overall development of the site.

The Masterplan proposals provide for a new childcare/community facility to be located within the central portion of the site. To facilitate the delivery of this key piece of social infrastructure, it is required that no more than 75 residential units should be occupied prior to the completion of the proposed childcare/community facility.

Monitoring

Monitoring of the Masterplan lands will be undertaken by Fingal County Council. The monitoring of the site is important as it has been identified within the Fingal Development Plan as being suitable for new residential development and as such can contribute to Fingal County Council's housing requirements.

4 Description of the receiving environment

The Masterplan area is located in Clonsilla. The Fingal Development Plan identifies Clonsilla as part of the metropolitan Dublin City and Suburbs area within its settlement hierarchy, and as a Level 4 centre within its retail hierarchy. Such centres are described as sustainable, vibrant, and prosperous, performing at a level sufficient to meet the retail needs of local populations.

The Masterplan lands are situated south of Clonsilla Town Centre. The Royal Canal lies adjacent to and south of the site. The Old School House lands are accessed from Porterstown Road at the eastern end of the site, as well as via the Royal Canal and its associated walkway, located immediately to the south.

According to the 2022 Census the population of the study area was 582. The population of the combined catchment, i.e. Clonsilla, was 10,921 according to the 2022 Census.

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The Masterplan lands comprise a linear, elongated portion of land adjacent to the Royal Canal in Clonsilla (see **Figure 4.1**). As per the current Fingal Development Plan, the area is subject to the 'Residential Area' zoning objective and is located within a highly sensitive landscape.

Having regard to natural heritage, the Masterplan lands contain a variety of natural habitats. An evaluation of these habitats is provided in **Table 4.1**. As per September 2024, the lands contain a small amount of lady's bedstraw (*Galium verum*). However, this is only an indicator species and not a high-quality indicator species. With only one indicator species present the habitat is classified as **GS2** (dry meadows and grassy verges) where applicable rather than **GS1** (dry calcareous and neutral grassland).

A total of 11 no. ecologically sensitive sites were identified within a 15km Zone of Influence of the Masterplan lands including the Royal Canal and River Liffey proposed Natural Heritage Areas (pNHAs). There were no invasive species found on the Masterplan lands, and therefore there is no likelihood of any new development proposals causing the spread of invasive species beyond the Masterplan lands boundaries and into sensitive ecosystems associated with SACs, SPAs or NHAs in the vicinity. For additional information regarding the ecology of the Masterplan lands, see **Appendix 6** of the Masterplan document.

Having regard to the arboricultural characteristics of the Masterplan, an assessment of the same identified 77 no. individual trees, 8 no. tree groups, and 2 no. hedge features. The most common tree species were Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*) and Hawthorn (*Crataegus monogyna*) cumulatively accounting for 60% of the surveyed tree population. Other tree species occurred in smaller numbers and the hedges were mostly made up of Elder (*Sambucus nigra*) and Hawthorn (*Crataegus monogyna*).

The ecological assessment of the Masterplan lands confirms the suitability of existing trees for bat roosting. The canal adjacent to the Masterplan lands is important for water feeding species such as Daubenton's bat (*Myotis daubentonii*). Planning applications for development proposals will require to be supported by the appropriate ecological assessment to ensure the biodiversity of the Masterplan lands is protected.

Table 4.1 - Evaluation of Habitats within the Masterplan lands (Source: Table 2.1 of the Draft Old School House Masterplan, FCC (2025)).

Habitat	Evaluation	Rationale	Key Ecological Receptor
Scrub (WS1)	High	Inner overgrown sections towards the centre of the lands and along the site boundaries consist of dense areas of bramble which provide refuge and foraging habitat for birds and mammals.	Yes
Buildings & Artificial Surfaces (BL3)	Moderate-High	Feral pigeons were observed resting on the existing Old School House building and gaps in walls/roof provide potential roosting habitat for birds and bats.	Yes
Recolonising Bare Ground (ED3)	Low-Moderate	The entrance to the east is covered predominantly by gravel/spoil that is becoming recolonised by weeds and grasses.	No
Dry Meadows and Grassy Verges (GS2)	High	The western side of the lands is dominated by overgrown grassland displaying a wide range of plant species. Mammal signs such as tracks and droppings were also observed indicating use of the site as foraging habitat and potential nesting habitat for smaller mammals.	Yes

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Habitat	Evaluation	Rationale	Key Ecological Receptor
Hedgerows (WL1)	High	Hedgerows provide excellent foraging habitat for birds and mammals. Well established hedgerows are observed along the northern and southern boundaries.	Yes
Treelines (WL2)	High	A mature treeline is established along the north boundary provide nesting habitat for birds.	Yes

Figure 4.1 - Aerial View of Masterplan Lands and Surrounding Context (Source: Figure 1.2 of the Draft Old School House Masterplan for Clonsilla, FCC (2025)).



The Plan Area is located within the Liffey and Dublin Bay catchment (09), the Liffey_SC_100 sub-catchment (09_1) and the Liffey_180 river sub-basin. The Water Framework Directive (WFD) status of the rivers, transitional & coastal waterbodies in the vicinity of the Plan area ranges from 'poor' to 'good' during the 2016-2021 monitoring period. The waterbodies within the study area includes (refer to **Figure 4.2**):

- Royal Canal Main Line (Liffey and Dublin Bay) (IE_09_AWB_RCMLE (Good and the risk status is under 'review')

The River Liffey is c. 650m to the south-west and the River Tolka is c. 2km to the north-east and both these watercourses are unconnected to the study area.

There are no European (Natura 2000) sites within the framework plan area. The nearest sites are listed below (and shown in **Figure 4.3**):

- **Special Areas of Conservation (SACs):**

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- Rye Water Valley/ Carton SAC (site code 001398), c. 5.1km to the west;
- Glenasmole Valley SAC (site code 001209), c. 13.7km to the south;
- South Dublin Bay SAC (site code 000210), c. 13.7km to the south-east.
- North Dublin Bay SAC (site code 000206), c. 15.0km to the east;
- Wicklow Mountains SAC (site code 002122), c. 15.9km south;
- Malahide Estuary SAC (site code 000205), c. 16.3km to the north-east;
- Baldoyle Bay SAC (site code 000199), c. 17.7km to the north-east;
- Rogerstown Estuary SAC (site code 000208), c. 19.3km to the north-east;
- Howth Head SAC (site code 000202), c. 20.5km to the east;
- Rockabill to Dalkey Island SAC (site code 003000), c. 21.1km to the east;
- Ireland's Eye SAC (site code 002193), c. 22.5km to the north-east.

- **Special Protection Areas (SPAs):**

- South Dublin Bay and River Tolka Estuary SPA (site code 004024), c. 11.9km to the south-east;
- North Bull Island SPA (site code 004006), c. 15km to the east;
- Malahide Estuary SPA (site code 004025), c. 16.4km to the north-east;
- Wicklow Mountains SPA (site code 004040), c. 17.2km south;
- North-west Irish Sea SPA (site code 004236), c. 17.5km to the east;
- Baldoyle Bay SPA (site code 004016), c. 18.0km to the north east;
- Rogerstown Estuary SPA (site code 004015), c. 19.9km to the north-east;
- Ireland's Eye SPA (site code 004117), c. 22.3km to the east;
- Howth Head Coast SPA (site code 004113), c. 23.3km to the east.

Designated sites (i.e. proposed Natural Heritage Areas (pNHAs) and designated Natural Heritage Areas (NHAs)) within the potential Zone of Influence have been included in this assessment in order to address their potential to act as supporting sites for European sites. There are no pNHA or NHA sites within the framework plan area. There are further no NHAs within the 20km buffer distance from the site. The nearest pNHAs are listed below:

- **Proposed Natural Heritage Area (pNHAs):**

- Royal Canal pNHA (site code 002103), within the study area;
- Liffey Valley pNHA (site code 000128), c. 780m to the south;
- Rye Water Valley / Carton pNHA (site code 001398), c. 5.3km to the south-west;
- Grand Canal pNHA (site code 002104), c. 5.6km to the south;
- Santry Demesne pNHA (site code 000178), c. 10.3km to the north east;
- Dodder Valley pNHA (site code 000991), c. 11.1km to the south east;
- North Dublin Bay pNHA (site code 000206), c. 11.7km to the east;
- Lugmore Glen pNHA (site code 001212), c. 12.1km to the south;
- Slade of Saggart and Crooksling Glen pNHA (site code 000211), c. 13.1km to the south;
- South Dublin Bay pNHA (site code 000210), c. 13.7km to the south-east;
- Glenasmole Valley pNHA (site code 001209), c. 13.7km to the south east;
- Slade of Saggart and Crooksling Glen pNHA (site code 000211), c. 13.1km to the south;
- Dolphins Dublin Docks pNHA (site code 000201), c. 14.8km to the south-east;
- Feltrim Hill pNHA (site code 001208), c. 15.2km to the north-east;
- Booterstown Marsh pNHA (site code 001205), c. 15.6km to the south-east;
- Malahide Estuary pNHA (site code 000205), c. 16.3km to the north-east;
- Fitzsimon's Wood pNHA (site code 001753), c. 16.7km to the south-east;
- Sluice River Marsh pNHA (site code 001763), c. 17.5km to the north-east;
- Baldoyle Bay pNHA (site code 000199), c. 17.7km to the north-east;
- Kilteel Wood pNHA (site code 001394), c. 17.7km to the south-west;
- Rogerstown Estuary pNHA (site code 000208), c. 19.2km to the north-east;

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- Howth Head pNHA (site code 000202), c. 20.1km to the east;
- Portraine Shore pNHA (site code 001215), c. 22.1km to the north-east.

The Central Statistics Office (CSO) data illustrates that the population of the Irish State increased between 2011 and 2016 by 3.8%, and further increased by 8.1% between 2016 and 2022, bringing the total population of the Irish State to c. 5.1 million in April 2022, which is the highest population recorded in a census since 1841. The summary results for 2022 census states that Fingal is one of the highest growing counties with a population increase of 11.6% between Census 2016 and Census 2022. In the period between 2016 and 2022, the population in the administrative area of Fingal County Council (FCC) increased by 11.6% as compared to the previous increase of 8% between 2011 and 2016.

The population of the study area, according to the 2022 Census was 582 persons which represents an increase of 9 (1.6%) on the 2016 Census figure. The population of the combined catchment, i.e. Clonsilla, was 10,921 according to the 2022 Census. This represents an increase of 904 (9%) on the 2016 Census figure.

The Old School House (RPS Id 700) is part of a cluster of Protected Structures at the eastern end of the Clonsilla village which includes Kennan Bridge and the Railway Keeper's Cottage, along with a historic water pump identified by the National Inventory of Architectural Heritage.

The Geological Survey of Ireland (GSI) has identified the Plan area is majorly underlain by Lucan Formation and comprises of dark limestone & shale.

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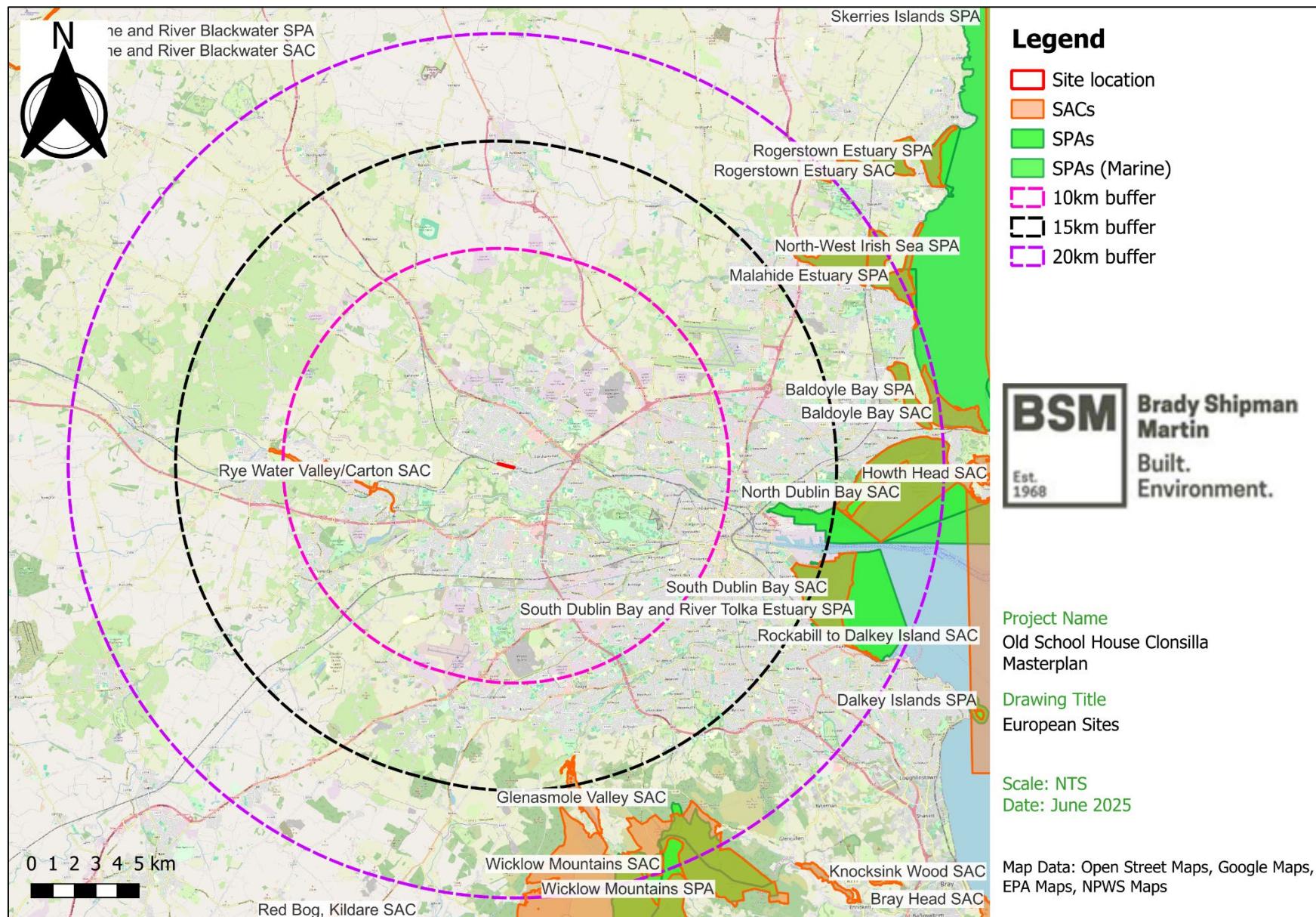
Figure 4.2 - WFD waterbody status within the Masterplan Area



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Figure 4.3 - European sites within zone of influence of the Masterplan. 10, 15 & 20km radii are shown for scale.



5 Planning Context

Implementation of the Draft Old School House Masterplan will be informed and contextualised by a range of policies and plans at international, national, and local level.

5.1 International

- 'United Nations' Sustainability Development Goals (SDGs) as set out in the 2030 Agenda for Sustainable Development Transforming our World.
- United Nations Convention on the Rights of Persons with Disabilities (UNCRPD);
- UN (1992) The Convention on Biological Diversity (CBD);
- Council of Europe (1996) The Pan-European Biological and Landscape Diversity Strategy;
- Council of Europe (1996) The European Landscape Convention 2000;
- EU Marine Strategy Framework Directive (MSFD);
- EU The Marine Spatial Planning Directive (MSP);
- EU Water Framework Directive (WFD);
- Birds (2009/147/EC) and Habitats Directive (92/43/EEC);
- EU Floods Directive;
- EU Green Infrastructure Strategy.

5.2 National

- Project Ireland 2040 – National Planning Framework and National Development Plan (2018), including the First Revision (April 2024). The National Planning Framework (NPF) is the Government's high-level strategic vision for shaping future growth and development in the entire country over a 20-year period, which identifies heritage as a strategic investment priority, recognising 'Enhanced Amenities and Heritage' as a National Strategic Outcome;
- National Development Plan 2021-2030
- Regional Spatial and Economic Strategies (RSES) for the East and Midlands Area;
- Metropolitan Area Strategic Plan (MASP);
- Climate Action Plan 2024;
- Urban Design Manual – A Best Practice Guide (2009);
- Design Manual for Urban Roads and Streets (2019);
- The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009);
- National Sustainable Mobility Policy (2022);
- Greater Dublin Area Transport Strategy 2022-2042.

5.3 County

The Fingal Development Plan 2023-2029 sets out the spatial framework to guide future development within the County acknowledges, supports, and reinforces the integral role heritage, culture and the arts play in sustaining and creating attractive, vibrant, and engaging places to live, work and enjoy.

- Fingal Development Plan 2023-2029
- Fingal Biodiversity Action Plan 2022-2030 puts forward an ambitious programme of a hundred actions to reverse the decline in biodiversity by 2030.
- Fingal County Council's Climate Change Action Plan 2019–2024 includes undertaking a Climate Change Risk Assessment of Fingal's Cultural Heritage to identify and survey the architectural and archaeological heritage sites and designed landscapes at risk.
- Fingal County Council Corporate Plan 2025-2029
- Fingal's Culture and Creative Strategy 2023-2027

6 Screening for Requirement for SEA

The screening for the requirement for SEA has been conducted in accordance with the criteria set out in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011.

The criteria are set out under two principal headings:

- Characteristics of a Plan / Programme; and
- Characteristics of the effects and of the area likely to be affected.

The corresponding sub-criteria are addressed in **Tables 6.1** and **6.2**, below, respectively.

A screening for SEA of key projects and actions in the Drfat Old School House Masterplan is also provided in **Table A1** in **Appendix 1**.

Table 6.1: Characteristics of the Plan / Programme, having regard, in particular, to:

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

The non-statutory Masterplan will guide future sustainable development of the associated lands, with a focus on careful management and efficient land-use. The Masterplan aims to address the unique challenges of the area and effectively integrate the Old School House lands into the Clonsilla locality.

Building on this overall approach, the **strategic objective** of the proposed Masterplan is to promote the sustainable, orderly and sensitive development of the Masterplan lands. Specific objectives have been formulated in relation to a number of key themes which comprise:

- Architectural Heritage;
- Natural Heritage;
- Movement and Transport;
- Infrastructure and Drainage;
- Appropriate Residential Development.

The **vision** for the Old School House lands is a key component of the Plan and it states:

'The vision for the Old School House Masterplan is to provide the sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially zoned Masterplan lands.'

The specific objectives of the proposed masterplan have been formulated within the context of five key themes and are as follows:

Theme 1: Architectural Heritage

- Preserve the historical significance of the Old School House building and promote its sensitive restoration.
- Old School House building to be an integral part of the future sustainable development of the Masterplan lands.
- Ensure the future of the Old School House as a landmark feature within the Masterplan lands and local context, enhancing its visibility and accessibility.

Theme 2: Natural Heritage

- Proposals should seek to achieve a high level of environmental quality on the Masterplan land.
- Fingal Biodiversity Action Plan 2023-2030 and Fingal Climate Action Plan 2024-2029 actions / objectives to be considered within future development proposals.

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- Ensure the retention of existing trees and hedgerows where possible in order to protect the biodiversity value of the lands.
- Promote the planting of native tree and shrub species to support local biodiversity and provide natural screening for future development.

Theme 3: Movement and Transport

- Access routes shall not impact the structural integrity of the Old School House building.
- Assess feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands.
- Inclusion of walking and cycling routes appropriate for the local context.
- The development of the Masterplan lands will provide for, and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway.

Theme 4: Infrastructure and Drainage

- Incorporation of Sustainable Drainage Systems (SuDS) solutions for the Masterplan lands shall be investigated.
- Proposals shall be cognisant of the existing water supply, surface water and wastewater disposal network serving the lands.
- Ensure the provision of water, wastewater, and stormwater management systems that are designed to accommodate future development proposals.
- Protect the water quality of the Royal Canal by ensuring that all drainage and wastewater infrastructure prevents pollution and supports biodiversity.

Theme 5: Appropriate Residential Development

- Promote the sustainable residential development of the Masterplan lands in accordance with the requirements of the Fingal Development Plan 2023-2029.
- Provide a mix of residential unit types / sizes appropriate to the characteristics of the lands.
- Provide a variety of quality and useable open space areas.
- Adopt a Universal Design approach.
- Residential environment created shall be permeable and legible.
- Consideration of national planning legislation regarding building heights, unit mix and density standards.
- Assess the feasibility of residential accommodation for elderly persons.

Having regard to these aims and objectives, the Masterplan identifies specific preferred options, urban structure, transport and movement strategy, green infrastructure, and phasing, implementation and monitoring throughout the Masterplan area.

Information is provided regarding the urban structure pertaining to the Old School House lands, with a focus on, *inter alia*, land uses, built form, residential typologies and a conservation strategy.

The key Transport and Movement objectives for the Old School House Masterplan lands are as follows:

- The final route and design of any access routes shall have regard to the requirement to ensure the structural integrity of the Old School House building which is a Protected Structure.
- The feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands will be assessed.
- Walking and cycling routes appropriate for the local context will be included as part of the Masterplan lands.
- The development of the Masterplan lands will provide for and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway.

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The Green Infrastructure objectives focus on ecologically driven landscaping, species protections, and sustainable drainage systems (SuDS), and a proposed SuDS Strategy layout is presented.

Additional details regarding the five key themes and their associated objectives can be found in **Section 3** of this report.

As outlined in the Development Plan, Masterplans provide a framework for development of larger zoned sites. They set out where Fingal's priorities for growth are and provide a development framework and phasing arrangements which will ensure the delivery of the required social and physical infrastructure in an appropriate manner. In addition, the preparation of these Plans involves significant local consultation and the engagement of Elected Members.

The implementation of the objectives contained within this Masterplan will be key to the appropriate development of the site for residential use. In alignment with Development Plan guidance, the Development Management process will assess planning applications for proposals on the Masterplan lands. Such applications must be adequately informed and supported by detailed statements/assessments that will clearly set out how proposals comply with relevant planning policy and Masterplan objectives. Given the constraints of the site, the implementation of the Masterplan may be complex and therefore it is envisaged that applicants will need to liaise with various stakeholder bodies such as, *inter alia*, Waterways Ireland and Uisce Éireann, for example, in order to address the referenced site constraints as set out within this Masterplan.

Taking account of the site area and potential quantum of residential units (c.100 no. units), the future development of the Masterplan lands is anticipated to be undertaken within a single phase to occur typically over a period of c. 5 years.

However, scope may exist to increase unit numbers where a planning application provides for the creation of a high quality residential environment and where compliance with the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 (or update thereof) and requirements of the Masterplan are demonstrated.

Monitoring of the Masterplan and development interest and activity in respect of the Masterplan lands will be undertaken by Fingal County Council. The monitoring of the site is important as it has been identified within the Fingal Development Plan as being suitable for new residential development and as such can contribute to Fingal County Council's housing requirements.

The degree to which the plan influences other plans, including those in a hierarchy

In the context of global, European, national, regional and local plans; the Masterplan is at a low level in the hierarchy of plans. The key related plans and policy documents are highlighted in **Section 5** above. The adoption and implementation of the final version of the Masterplan will support the implementation / objectives of various plans and policies at higher levels in the planning hierarchy, including the *Fingal Development Plan 2023-2029*.

The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development

The Masterplan is defined by the **strategic objective** to *promote the sustainable, orderly and sensitive development of the Masterplan lands*. Specific objectives have been formulated in relation to five key themes which comprise:

Theme 1: Architectural Heritage

- Preserve the historical significance of the Old School House building and promote its sensitive restoration.

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- Old School House building to be an integral part of the future sustainable development of the Masterplan lands.
- Ensure the future of the Old School House as a landmark feature within the Masterplan lands and local context, enhancing its visibility and accessibility.

Theme 2: Natural Heritage

- Proposals should seek to achieve a high level of environmental quality on the Masterplan land.
- Fingal Biodiversity Action Plan 2023-2030 and Fingal Climate Action Plan 2024-2029 actions / objectives to be considered within future development proposals.
- Ensure the retention of existing trees and hedgerows where possible in order to protect the biodiversity value of the lands.
- Promote the planting of native tree and shrub species to support local biodiversity and provide natural screening for future development.

Theme 3: Movement and Transport

- Access routes shall not impact the structural integrity of the Old School House building.
- Assess feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands.
- Inclusion of walking and cycling routes appropriate for the local context.
- The development of the Masterplan lands will provide for, and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway.

Theme 4: Infrastructure and Drainage

- Incorporation of Sustainable Drainage Systems (SuDS) solutions for the Masterplan lands shall be investigated.
- Proposals shall be cognisant of the existing water supply, surface water and wastewater disposal network serving the lands.
- Ensure the provision of water, wastewater, and stormwater management systems that are designed to accommodate future development proposals.
- Protect the water quality of the Royal Canal by ensuring that all drainage and wastewater infrastructure prevents pollution and supports biodiversity.

Theme 5: Appropriate Residential Development

- Promote the sustainable residential development of the Masterplan lands in accordance with the requirements of the Fingal Development Plan 2023-2029.
- Provide a mix of residential unit types / sizes appropriate to the characteristics of the lands.
- Provide a variety of quality and useable open space areas.
- Adopt a Universal Design approach.
- Residential environment created shall be permeable and legible.
- Consideration of national planning legislation regarding building heights, unit mix and density standards.
- Assess the feasibility of residential accommodation for elderly persons.

Having regard to these aims and objectives, the Framework Plan identifies specific preferred options, urban structure, transport and movement strategy, green infrastructure, and phasing, implementation and monitoring throughout the Masterplan area.

This Masterplan will support long term sustainability by providing residential units in proximity to communal amenities, improving the area's vibrancy and viability.

Environmental problems relevant to the plan or programme

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Environmental problems of greatest relevance to the Plan are as follows:

- Impact on the protected sites (Natura 2000 sites) and species;
- Impact on water quality;
- Impact on air quality and noise;
- Sustainable urban drainage solutions;
- Impacts of climate change in form of flooding;
- Improve the permeability and connectivity of the lands to the larger Clonsilla area, including the village, train station, canal and other active travel options;
- Shortfalls in the current provision of pedestrian and cycling facilities as well as any existing road safety issues.

The above issues, including any strategic planning issues have been addressed within the Masterplan to provide for structured and balanced development in Clonsilla.

The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection)

The Plan is of relevance to the implementation of International / European Union legislation, particularly the following:

- 'United Nations' Sustainability Development Goals (SDGs) as set out in the 2030 Agenda for Sustainable Development Transforming our World;
- United Nations Convention on the Rights of Persons with Disabilities (UNCRPD);
- UN (1992) The Convention on Biological Diversity (CBD);
- Council of Europe (1996) The Pan-European Biological and Landscape Diversity Strategy;
- Council of Europe (1996) The European Landscape Convention 2000;
- EU Marine Strategy Framework Directive (MSFD);
- EU The Marine Spatial Planning Directive (MSP);
- EU Water Framework Directive (WFD);
- Birds (2009/147/EC) and Habitats Directive (92/43/EEC);
- EU Floods Directive;
- EU Green Infrastructure Strategy.

Table 6.2: Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

The probability, duration, frequency and reversibility of the effects

The projects/ opportunities /actions of the Masterplan have been reviewed with regard to the potential for unintended negative environment effects and it is considered that there is no real likelihood of significant negative environmental effects occurring as result of the implementation of the Masterplan.

The significance, duration, frequency and reversibility of effects will vary between the different projects/ opportunities /actions proposed and the aspects of the receiving environment affected.

The cumulative nature of the effects

The implementation of the Masterplan will result in the implementation of opportunities, objectives, and preferred options as set out in the Masterplan, all of which are likely to result in positive or neutral environmental effects. On the basis of information presented in previous sections it can be excluded that the implementation of the Masterplan, individually or in-combination with other plans or projects, will have a significant effect on the environment.

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<p><i>The trans-boundary nature of the effects</i></p> <p>The area of relevance for the Masterplan is localised to Clonsilla area. It is not located on or near any international boundary. No transboundary effects are predicted to occur.</p>
<p><i>The risks to human health or the environment (e.g. due to accidents)</i></p> <p>There are no opportunities / objectives / preferred options set out in the Masterplan whose implementation would significantly increase the risk to human health or the environment (e.g. due to accidents) relative to the baseline. On the contrary, certain opportunities / objectives / preferred of the Masterplan – particularly those relating to Urban Structure, Transport & Movement Strategy and Green Infrastructure – may be expected to have positive effects for human health and to enhance climate resilience of the receiving environment in the Local Authority area, thereby reducing vulnerability to accidents and extreme events such as flooding, drought, storms and accidental pollution events.</p>
<p>The SFRA has been prepared by McCloy Consulting (2025) in accordance with the OPW Guidelines and provides Stage 1 and 2 assessments of all sources of flood risk within the Plan Area. The report summarises that –</p> <p><i>'The findings of the Stage 1 assessment indicate that lands within the Plan Area may be at risk of pluvial flooding and that the possibility of inundation from the Royal Canal should be further investigated. Therefore, in accordance with the OPW Guidelines, a Stage 2 flood risk assessment was carried out for the Plan Area and is presented in Section 5 of the SFRA. The findings of the Stage 2 assessment indicate that lands within the Plan Area are not at significant risk of flooding from any source.'</i></p> <p><i>Given that no fluvial or coastal flood risk has been identified at the Plan Area, the Plan Area is wholly located in Flood Zone C and future development of any vulnerability classification (as defined in the OPW Guidelines) would be considered 'appropriate'.</i></p>
<p><i>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</i></p> <p>The adoption and implementation of the Masterplan is expected to contribute to the future development within the Clonsilla area. The extent of the geographical area is shown in Figures 1.1 & 5.1.</p> <p>The population of the study area, according to the 2022 Census was 582 persons which represents an increase of 9 (1.6%) on the 2016 Census figure. The population of the Combined Catchment, i.e. Clonsilla, was 10,921 according to the 2022 Census. This represents an increase of 904 (9%) on the 2016 Census figure.</p>
<p><i>The value and vulnerability of the area likely to be affected due to:</i></p> <p><i>(a) special natural characteristics or cultural heritage</i></p> <p>The natural environment and cultural heritage assets within and in close proximity to the study area are described in detail in Section 4.</p> <p><i>(b) exceeded environmental quality standards or limit values</i></p> <p>The implementation of the Masterplan is likely to result in sustainable future development within Clonsilla. No likely significant negative effects are predicted to occur in relation to any aspects of the environmental standards or limit values.</p>

<i>(c) intensive land-use</i>
The implementation of the Masterplan is likely to result in the provision of high-quality public realm features and urban design, encourage sustainable transport, improve accessibility and permeability within the area. The Masterplan is not likely to give rise to any significant negative impacts in this regard but rather will serve to address the existing pressures negatively affecting development in the area.
<i>The effects on areas or landscapes which have a recognised national, European Union or international protection status</i>
It is considered that the adoption and implementation of the Masterplan is likely to result in neutral or positive effects on such areas or landscapes. An AA Screening Report is being prepared in respect of the Masterplan, and it has concluded that there will be no impact on the integrity of any European sites as a result of implementing the Masterplan.

7 Recommendation on Requirement for SEA

The Draft *Old School House Masterplan* is a non-statutory land use plan. The Masterplan sets out specific objectives under five key themes for implementation over the stated plan period.

As a non-statutory land use plan, the Masterplan has been screened for the requirement for SEA under the requirements of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011. The Masterplan has been considered in respect of the SEA screening criteria set out in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, and the findings are set out in **Section 6 & Appendix 1** of this report. It is considered, on the basis of this exercise, that the **implementation of the Masterplan has no real likelihood of having likely significant negative effects on the environment**.

On the contrary, the implementation of the Old School House Masterplan will guide future development within the Clonsilla area to create a vibrant and sustainable town core which will support and encourage economic, social and cultural development and provide an attractive, high-quality environment for existing and future residents.

During the preparation of the Draft Plan, Fingal County Council will notify the Environmental Authorities in accordance with Article 9(3) of the above Regulations, that it is preparing the Masterplan and that it must decide whether the plan would or would not be likely to have significant effects on the environment.

Having regard to the submissions and observations received on the Draft Masterplan, including from the Environmental authorities, it is recommended that the competent authority will prepare a determination.

In accordance with Article 9(7) of S.I. 435 of 2004, as amended by S.I. 200 of 2011, Fingal County Council will notify the SEA environmental authorities of its Determination and place a copy of its Determination on public display together with this SEA Screening Report and associated documentation relating to the *Old School House Masterplan*.

8 Adoption of the Old School House Masterplan

The Draft Old School House Masterplan went on public display from 30 June 2025 to 11 August 2025 (inclusive of both dates) at the Fingal County Council Offices at County Hall, Main Street, Swords, County Dublin, and at Blanchardstown Public Library, The Civic Centre, Blanchardstown Centre, Dublin 15, and on the County Council's online portal: <https://consult.fingal.ie/en/browse>.

A total of 277 no. submissions were received from members of the public and other interested parties in relation to the Draft Old School House Masterplan during the public display period. In addition, a submission was received from the Environmental Protection Agency (EPA) and from the Department of Housing, Local Government and Heritage.

The report of the Chief Executive included recommendations for minor, non-material modifications to the Draft Masterplan as a result of the consultation process. The alterations were screened for the requirement for Appropriate Assessment and Strategic Environmental Assessment and no likely significant environmental effects were identified. Refer to **Appendix 2**.

The Old School House Masterplan, incorporating the recommended amendments, was subsequently adopted by the members of Fingal County Council, on 10 November 2025.

9 References

- Clarke, A. Parkes, M. & Gatley, S. (2007). *The Geological Heritage of Fingal – An Audit of County Geological Sites in Fingal*. [Report prepared on behalf of the Heritage Council, GSI and FCC.]
- *Council Directive Habitats Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora*.
- Environment Director General of the European Commission (2003). *Implementation of Directive 2001/42 on the Assessment of the Effects of Certain Plans and Programmes on the Environment*.
- EPA (2024a). *EPA Maps*.
- EPA (2024b). *SEA of Local Authority Land-Use Plans – EPA Recommendations and Resources*.
- EPA (2024c). *Spatial Information Resources Inventory*.
- EPA (2023). *SEA Pack*.
- EPA (2024d). *Ireland's State of the Environment Report 2024*.
- EPA (2020). *Ireland's Environment – An Integrated Assessment 2020*.
- EPA (2015). *Strategic Environmental Assessment Resource Manual for Planning Authorities – Integration of SEA Legislation with Procedures for Land Use Plans*.
- EPA (2023). *SEA Process Checklist*.
- EPA (2003). *Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland – Synthesis Report*.
- European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435/2004).
- European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (S.I. No. 200/2011).
- European Parliament and Council Directive 2001/42/EC of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment.
- Government of Ireland (2018). *Project Ireland 2040 – National Planning Framework*.
- Government of Ireland (2004). *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*.
- GSI (2024). *Geological Survey of Ireland Map Viewer*.
- OPW (2009). *The Planning System and Flood Risk Management – Guidelines for Planning Authorities*.
- *Planning and Development Act 2000, as amended*.
- *Planning and Development Regulations 2001, as amended*.
- *Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2004 (S.I. 201/2011)*.
- *Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004)*.
- University College Dublin, AIRO, EPA, OSi, OPR & Geohive (2022). *ESM Webtool*.

Appendix 1: Screening of the List of Projects/Actions

Table A1 Screening of the Clonsilla Framework Plan

Key Themes	Objectives	Potential for environmental impact	Mitigation Required?
Theme 1: Architectural Heritage	<ol style="list-style-type: none"> 1. Preserve the historical significance of the Old School House building and promote its sensitive restoration. 2. Old School House building to be an integral part of the future sustainable development of the Masterplan lands. 3. Ensure the future of the Old School House as a landmark feature within the Masterplan lands and local context, enhancing its visibility and accessibility. 	<p>No likely significant negative environmental effects.</p> <p>Positive effects on heritage.</p>	No
Theme 2: Natural Heritage	<ol style="list-style-type: none"> 1. Proposals should seek to achieve a high level of environmental quality on the Masterplan land. 2. Fingal Biodiversity Action Plan 2023-2030 and Fingal Climate Action Plan 2024-2029 actions / objectives to be considered within future development proposals. 3. Ensure the retention of existing trees and hedgerows where possible in order to protect the biodiversity value of the lands. 4. Promote the planting of native tree and shrub species to support local biodiversity and provide natural screening for future development. 	<p>No likely significant negative environmental effects.</p>	No
Theme 3: Movement and Transport	<ol style="list-style-type: none"> 1. Access routes shall not impact the structural integrity of the Old School House building. 2. Assess feasibility of new active travel linkages with The Village and lands adjoining the Old School House lands. 3. Inclusion of walking and cycling routes appropriate for the local context. 4. The development of the Masterplan lands will provide for, and fully integrate with the delivery and subsequent operation of the Royal Canal Urban Greenway. 	<p>No likely significant negative environmental effects.</p>	No

Key Themes	Objectives	Potential for environmental impact	Mitigation Required?
Theme 4: Infrastructure and Drainage	<ol style="list-style-type: none"> 1. Incorporation of Sustainable Drainage Systems (SuDS) solutions for the Masterplan lands shall be investigated. 2. Proposals shall be cognisant of the existing water supply, surface water and wastewater disposal network serving the lands. 3. Ensure the provision of water, wastewater, and stormwater management systems that are designed to accommodate future development proposals. 4. Protect the water quality of the Royal Canal by ensuring that all drainage and wastewater infrastructure prevents pollution and supports biodiversity. 	No likely significant negative environmental effects.	No
Theme 5: Appropriate Residential Development	<ol style="list-style-type: none"> 1. Promote the sustainable residential development of the Masterplan lands in accordance with the requirements of the Fingal Development Plan 2023-2029. 2. Provide a mix of residential unit types / sizes appropriate to the characteristics of the lands. 3. Provide a variety of quality and useable open space areas. 4. Adopt a Universal Design approach. 5. Residential environment created shall be permeable and legible. 6. Height of new buildings and density of residential development to respect the local context. 7. Assess the feasibility of residential accommodation for elderly persons. 	No likely significant negative environmental effects.	No

Appendix 2: Screening of the Recommended Amendments

In this table, text deleted from the Draft Old School House Masterplan is shown as ~~red strikethrough~~, while new text is shown as *green italic*.

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
CE's Rec (1)	<p>Section 3.2 Built Heritage</p> <p>Insert the following text within Section 3.2 - Built Heritage, after the last paragraph on page 15:</p> <p><i><u>It is considered that, having regard to the uses permitted for consideration under the RA – Residential Area zoning objective, a suitable use for the Old School House would include a community use to allow the building to serve as a cultural and community resource for the new housing to be provided on the Masterplan lands but also for the wider area of Clonsilla.</u></i></p>	<p>This amendment provides for additional text to provide for community use of the lands alongside the current zoned residential use and aims to provide positive effects to the local population & community.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment provides for additional text to provide for community use of the lands alongside the current zoned residential use and aims to provide positive effects to the local population & community.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
CE's Rec (2)	<p>Section 3.2 Restoration of the Old School House</p> <p>Insert the following text within Section 3.2 – Restoration of the Old School House, after the last paragraph on page 16:</p> <p><i><u>Given the importance of the Old School House to the local community in terms of the identity of the Clonsilla area as a whole, the use of the building for a community or cultural use would be welcomed.</u></i></p>	<p>This amendment provides for additional text to provide for community/ cultural use of the Old School House building and aims to provide positive effects to the local population & community.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment provides for additional text to provide for community/ cultural use of the Old School House building and aims to provide positive effects to the local population & community.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan</p>

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
			and the requirement for SEA is screened out.
ACM Rec (1)	<p>Table 3-2 Restoration of the Old School House, page 17 as follows:</p> <ul style="list-style-type: none"> Potentially realising <u>and promoting</u> its restoration for a new <u>community/cultural use or residential use if appropriate</u>. 	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (2)	<p>ACM Recommendation (2) – Section 4.1 Vision Statement</p> <p>Amend the following text in Section 4.1 Vision Statement, page 18 to read:</p> <p>The principal aim of the Masterplan is to ensure the orderly and sustainable development of the lands that will create a new residential environment and <u>promote</u> the restoration and <u>residential appropriate</u> use of the Old School House building <u>for uses including community/cultural or childcare</u>.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant</p>

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
		Masterplan. The requirement for Stage 2 AA is screened out.	environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.
ACM Rec (3)	<p>ACM Recommendation (3) – Section 5.1 Built Heritage</p> <p>Amend the following text in Section 5.1 Built Heritage, page 22 to read:</p> <p><i>The Old School House (Protected Structure) will be restored and brought back into active use for <u>community/cultural/a residential use</u> as part of the sustainable development of the lands.</i></p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (4)	<p>ACM Recommendation (4) – Table 5.1 Built Heritage</p> <p>Amend the following text in Table 5.1 Built Heritage, page 23 to read:</p> <p><u>Promote the</u> restoration/reuse of former school building for <u>community/cultural or residential</u> use. Development proposals will not impact the integrity of any Protected Structure.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community facility.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011,</p>

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
		result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.	positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.
ACM Rec (5)	<p>Amend Figure 5-3 on page 24 as follows.</p> <ul style="list-style-type: none"> Insert text to read: Sensitive Restoration of OSH to Housing <i>Community/Cultural Facility</i>. 	<p>This is a minor amendment to update the legend on Figure 5.3 in line with previous recommendations.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This is a minor amendment to update the legend on Figure 5.3 in line with previous recommendations.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (6)	<p>ACM Recommendation (6) – Section 5.4 Potential and Appropriate Uses</p> <p>Amend the following text within Section 5.4, subsection, Potential and Appropriate Uses, on page 30, to read:</p> <p>Given the location of proposed residential buildings along with amenity space in the area of the Old School House building, it is deemed appropriate to develop the Old School House building for residential use a <i>community/cultural use to serve the Clonsilla area</i>.</p> <p>The restoration of the Old School House <i>as a community/cultural facility</i> will treat the built heritage in a similar way, forming a heritage inspired backdrop to new residential buildings.</p> <p>The degraded nature of the building fabric, particularly the need to reconstruct much of the interior, may in principle allow for its</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community infrastructure.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community infrastructure.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan</p>

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	redevelopment <i>as a cultural/community facility, single residence or as several residential units.</i>		and the requirement for SEA is screened out.
ACM Rec (7)	<p>Amended the following text within Section 8.2, subsection Implementation, on page 43 to read:</p> <ul style="list-style-type: none"> • Protect the integrity of the Old School House structure during the construction stage while providing for promoting its restoration for a suitable <i>residential</i> <i>community/cultural use</i>. <p>The Masterplan promotes the restoration <i>and residential use</i> of the Old School House and requires that the structure form an integral part of the overall development.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community infrastructure.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the Masterplan. The requirement for Stage 2 AA is screened out.</p>	<p>This amendment identifies the opportunity to restore the Old School House building for community/cultural use rather than residential use. This amendment aims to provide positive effects to the local population by provision of additional community infrastructure.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for community and heritage with no likely significant environmental effects arise as a result of this amendment to the Masterplan and the requirement for SEA is screened out.</p>
ACM Rec (8)	<p>ACM Recommendation (8) – Section 8.2, Implementation</p> <p>Add the following additional text to second bullet point in 8.2, p.43 to read:</p> <ul style="list-style-type: none"> • Ensure the protection of the natural environment and its biodiversity (and where possible its enhancement), <i>through a comprehensive ecological assessment incorporating specialist surveys in relation to badgers, bats, flora and fauna in advance of development.</i> 	<p>This amendment provides additional text and commits to undertake a comprehensive ecological assessment prior to any development on site. This amendment aims to protect overall Biodiversity for the masterplan area.</p> <p>No significant environmental effects on European sites arise as a result of this amendment to the</p>	<p>This amendment provides additional text and commits to undertake a comprehensive ecological assessment prior to any development on site. This amendment aims to protect overall Biodiversity for the masterplan area.</p> <p>Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, positive for biodiversity with no likely significant environmental effects arise as a result of this amendment to the</p>

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
		Masterplan. The requirement for Stage 2 AA is screened out.	Masterplan and the requirement for SEA is screened out.

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Strategic Environmental Assessment (SEA) Screening Determination under the SEA Directive 2001/42/EC as transposed into the Irish law under S.I. 435/2004, as amended for the Old School House Masterplan

Fingal County Council as the Competent Authority for the Old School House Masterplan has undertaken screening for SEA under Directive 2001/42/EC. The screening assessment was carried out using the criteria for determining the likely significance of effects as set out in Schedule 1 of S.I. 435/2004, as amended.

The Old School House Masterplan provides a framework for sustainable development of the lands having regard to their unique local setting. The restoration and active re-use of the Old School House building, and the delivery of the Royal Canal Urban Greenway are supported as part of the overall development of the residentially zoned Masterplan lands.

Following assessment of the criteria and having regard to the nature of the Old School House Masterplan and the potential for likely significant environmental effects from implementation of the Plan, Fingal County Council has determined that the Plan will not give rise to likely significant effects on the environment.

This determination has been made following consideration of the information contained in the SEA Screening Report (attached to this determination), the criteria set out in Schedule 1 to S.I. 435/2004 as amended, and consultation with the statutory Environmental Authorities for SEA.

The Old School House Masterplan is a non-statutory land use plan. Having regard to the characteristics of the Plan and characteristics of the effects and of the area likely to be affected as set out in Schedule 1 to S.I. 435/2004 as amended by S.I. No. 200 of 2011, it is considered, that the implementation of the Masterplan has no real likelihood of having likely significant negative effects on the environment. On the contrary, the implementation of the Old School House Masterplan will guide future development within the Clonsilla area to create a vibrant and sustainable town core which will support and encourage economic, social and cultural development and provide an attractive, high-quality environment for existing and future residents.

Furthermore, the accompanying AA Screening report concludes that the Old School House Masterplan, individually or in combination with another plan or project, is not likely to have a significant effect on European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives. The Old School House Masterplan does not require an Appropriate Assessment and the preparation of a Natura Impact Report.

Taking into account the findings of the SEA process that are detailed in the SEA Screening Report that accompanies this Determination, Fingal County Council has determined that the Old School House Masterplan is that the implementation of the Masterplan has no real likelihood of having likely significant negative effects on the environment and, therefore, that SEA is not required.

Name/Signature

R Burke

Title Senior Planner, Fingal County Council

Date 10th November 2025