

ADDENDUM II
(REPORT TO INFORM SCREENING FOR SEA OF PROPOSED
MATERIAL ALTERATIONS/PROPOSED MODIFICATIONS)

TO

SEA ENVIRONMENTAL REPORT

FOR

PROPOSED AMENDMENT No. 11

TO THE

CHERRYWOOD SDZ PLANNING SCHEME 2014 (AS AMENDED)

for: Dún Laoghaire-Rathdown County Council



by: CAAS Ltd.



MARCH 2026

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Appendix A

SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended)" (November 2025)

Appendix B

Addendum I (SEA Screening Review of Chief Executive’s Recommendations) to the SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended) (February 2026)

1. Introduction

This report is an addendum to the "SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended)" (November 2025) and should be read in conjunction with that report (see Appendix A). It will inform a Screening for SEA Determination regarding Proposed Material Alterations/Proposed Modifications to Proposed Amendment No. 11 and will be placed on public display alongside Proposed Material Alterations/Proposed Modifications documents.

2. SEA and related legislation

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme - or amendment to a plan - before a decision is made to adopt it.

SEA requirements are provided by Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the assessment of the effects of certain plans and programmes on the environment, transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), as amended, and the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004), as amended.

SEA Screening is the process for deciding whether a particular plan or planning scheme - or amendment or alteration to a plan or planning scheme - other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

3. SEA process to date

It was determined that SEA is required for the Proposed Amendment. An SEA is being undertaken on the Proposed Amendment that identifies the likely significant environmental effects of implementing the Proposed Amendment. The findings of the SEA are expressed in an SEA Environmental Report, which accompanied the Proposed Amendment on public display and identifies how environmental considerations were integrated into the Proposed Amendment and how alternatives for the Proposed Amendment were considered.

Submissions received during public display of the Proposed Amendment and associated documents were considered and responded to in the Chief Executive's Report (February 2026), with recommendations made for updates to the Proposed Amendment No. 11, as relevant.

Addendum I (SEA Screening Review of Chief Executive's Recommendations) to the SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended) was submitted to Members in February 2026 alongside the Chief Executive's Report. Addendum I is provided at Appendix B to this Addendum II report.

The Elected Members met on the 12th of March 2026 to consider the Proposed Amendment, the submissions received, the Chief Executive's report and associated documents and Members' motions from the floor. All Proposed Material Alterations/Proposed Modifications were agreed at this meeting.

This Addendum II report considers all Proposed Material Alterations/Proposed Modifications to Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended).

4. SEA Screening Review of Proposed Material Alterations/Proposed Modifications

Table 1 examines whether each part of the Proposed Material Alterations/Proposed Modifications would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA). This analysis is undertaken taking into account the SEA Framework, details on likely significant environmental effects and mitigation measures identified in the SEA Environmental Report for Proposed Amendment No. 11 (see Appendix A).

Table 1 SEA Screening Analysis of Proposed Material Alterations/Proposed Modifications¹

Ref	SEA Screening Consideration
1	This alteration/modification would further contribute towards provisions related to this sector/topic that are already contained within the Proposed Amendment. Considering the measures that have been already integrated into the Proposed Amendment and the existing Planning Scheme, as amended, that provide for and contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential effects arising from this Proposed Material Alteration/Proposed Modification: either are present already (beneficial) and will be further contributed towards; and/or will be mitigated so as not to be significant (adverse). Consequently, SEA is not required. Refer also to the consideration of criteria under part 1 and 2 below and to the effects and mitigation detailed within Appendix A.
2	The update to terminology/language/wording/mapping/supporting documentation would not change the effects arising from the Proposed Amendment. As such, this alteration/modification would not be considered as being likely to result in significant environmental effects. Consequently, SEA is not required.
3	This alteration/modification relates to Proposed Amendment text that sets the context for, summarises and/or provides clarification to Proposed Amendment provisions. It does not interact with existing Proposed Amendment provisions to an extent that it would have additional significant environmental effects. Consequently, SEA is not required.
4	This alteration/modification adds more detail but would not have the potential to result in significant environmental effects. Consequently, SEA is not required.
5	This alteration/modification provides consistency with other parts of the Proposed Amendment and/or with the wider planning and policy framework. It would not interact with Proposed Amendment provisions to the extent that it would have environmental effects. Consequently, SEA is not required.
6	Removal of this provision/text would remove the potential for any environmental effects; however, removal of the provision/text would not be likely to result in any environmental effects. Consequently, SEA is not required.

Proposed Material Alteration/ Proposed Modification No.	AA Screening Consideration Reference
Proposed Material Alteration 1	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 2	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 3	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 4	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 5	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 6	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 7	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 8	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 9	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 10	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 11	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 12	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 13	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 14	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 15	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 16	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 17	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 18	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 19	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 20	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 21	Selection of Considerations from Ref. 1 to 6 above - SEA not required

¹ For detail on Proposed Material Alterations/Proposed Modifications please refer to Proposed Material Alterations/Proposed Modifications document.

Proposed Material Alteration/ Proposed Modification No.	AA Screening Consideration Reference
Proposed Material Alteration 22	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 23	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 24	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 25	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 26	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 27	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 28	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 29	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 30	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 31	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 32	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 33	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 34	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 35	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 36	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 37	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 38	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 39	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 40	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 41	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 42	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 43	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 44	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Proposed Material Alteration 45	Selection of Considerations from Ref. 1 to 6 above - SEA not required
Other non-Material Proposed Modifications	Selection of Considerations from Ref. 1 to 6 above - SEA not required

In addition to taking into account the SEA Screening Review provided under Table 1 into account, the SEA Screening Determination needs to take account of relevant criteria set out in Annex II of the SEA Directive, which is reproduced as Schedule 1 of the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004, as amended, and Schedule 2A of the Planning and Development (SEA) Regulations 2004 (as amended). A consideration of the Proposed Modifications/Proposed Material Alterations/Proposed Modifications is provided under these criteria below.

PART 1

1. *The characteristics of the plan 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 Proposed Material Alterations/Proposed Modifications are considered to be relatively minor in the context of the Planning Scheme (as amended) and Proposed Amendment No. 11 that was initially placed on public display and to which the Proposed Material Alterations/Proposed Modifications relate.

The changes proposed by the Proposed Material Alterations/Proposed Modifications would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme, as amended, and Proposed Amendment No. 11. Considering the measures that have already been integrated into the Planning Scheme, as amended, and Proposed Amendment No. 11 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the SEA Environmental Report provided at Appendix A), any potential effects arising from the changes would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the change would not be likely to result in significant environmental effects.

Taking the above into account, arising from the degree to which the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Material Alterations/Proposed Modifications set a framework for projects and other activities, the Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects.

2. *The characteristics of the plan having regard, in particular, to: the degree to which the plan influences other plans, including those in a hierarchy*

Amendment No. 11 is proposed to the to the Cherrywood SDZ Planning Scheme 2014 (as amended). The Planning Scheme is influenced by higher-level legislation, plans and programmes and influences lower-tier projects. Any future development under the Planning Scheme, as amended, would have to comply with the various provisions of the existing Planning Scheme, as amended, that relate to sustainable development and the protection and management of the environment – see Appendix A.

Taking the above into account, arising from the degree to which the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Material Alterations/Proposed Modifications influence other plans, the Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects.

3. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development*

The Cherrywood Planning Scheme, as amended, - to which the Proposed Amendment and associated Proposed Material Alterations/Proposed Modifications relate - has undergone SEA. This process integrated environmental considerations into the Planning Scheme, as amended, and found that it contributes to environmental protection and management and sustainable development.

The changes proposed by the Proposed Material Alterations/Proposed Modifications would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme, as amended, and Proposed Amendment No. 11. Considering the measures that have already been integrated into the Planning Scheme, as amended, and Proposed Amendment No. 11 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the SEA Environmental Report provided at Appendix A), any potential effects arising from the changes would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse).

Taking the above into account, arising from the relevance of the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Material Alterations/Proposed Modifications for the integration of environmental considerations in particular with a view to promoting sustainable development, the Proposed Amendment would not be likely to result in significant environmental effects.

4. *The characteristics of the plan having regard, in particular, to: environmental problems relevant to the plan*

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets.

Through its provisions relating to environmental protection and management, the existing Planning Scheme, as amended, contributes towards ensuring that environmental conditions do not get worse and, where possible, it contributes towards its amelioration.

Taking the above into account, arising from environmental problems relevant to the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Material Alterations/Proposed Modifications, the Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects.

5. The characteristics of the plan having regard, in particular, to: 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 Planning Scheme, as amended, includes various provisions that would contribute towards the implementation of European legislation on the environment and the Proposed Amendment adds to these provisions (see Appendix A).

Taking the above into account, arising from the relevance of the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Material Alterations/Proposed Modifications for the implementation of European Union legislation on the environment, the Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects.

PART 2

1. 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 Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the cumulative nature of the effects

The Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).

3. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the transboundary nature of the effects

The Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).

4. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the risks to human health or the environment (e.g. due to accidents)

The Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).

5. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

The Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).

6. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the value and vulnerability of the area likely to be affected due to:

- a) special natural characteristics or cultural heritage;**
The Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).
- b) exceeded environmental quality standards or limit values, and;**
The Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).
- c) intensive land-use.**
The Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).

7. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the effects on areas or landscapes which have a recognised national, European Union or international protection status

The Proposed Material Alterations/Proposed Modifications would not be likely to result in significant environmental effects (see responses under Part 1 criteria above).

5. Conclusion

Taking into account the SEA Screening Review of Proposed Material Alterations/Proposed Modifications provided under Section 4 it is concluded that the changes proposed would not be likely to result in significant environmental effects. Consequently, it is advised that SEA for the Proposed Material Alterations/Proposed Modifications is not required.

6. Next Steps

This report will inform an SEA Screening Determination regarding the Proposed Material Alterations/Proposed Modifications and will be placed on public display alongside Proposed Material Alterations/Proposed Modifications documents as part of the ongoing Proposed Amendment and associated SEA screening process.

If further changes are proposed to the Proposed Material Alterations/Proposed Modifications following public display, these will be subject to further SEA consideration in advance of making the Proposed Amendment.

Appendix A

SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended)" (November 2025)

SEA ENVIRONMENTAL REPORT

FOR

PROPOSED AMENDMENT No. 11
TO THE
CHERRYWOOD SDZ PLANNING SCHEME
2014
(AS AMENDED)

for: **Dún Laoghaire-Rathdown County Council**



by: **CAAS Ltd.**



NOVEMBER 2025

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List of Abbreviations

AA	Appropriate Assessment
ACA	Architectural Conservation Area
CAFE	Cleaner Air for Europe
CFRAM	Catchment Flood Risk Assessment and Management
CGS	County Geological Site
CORINE	Co-ORdinated INformation on the Environment
CSO	Central Statistics Office
DAFM	Department of Agriculture, Food and Marine
DCCAE	Department of Communication, Climate Action and Environment
DCHG	Department of Culture, Heritage and the Gaeltacht
EIA	Environmental Impact Assessment
EPA	Environmental Protection Agency
EQS	Environmental Quality Standard
ELVs	Emission Discharge Values
EU	European Union
GSI	Geological Survey of Ireland
HIE	High Intensity Employment
LCA	Landscape Character Assessment
LULUCF	Land Use, Land Use Change and Forestry
NECP	National Energy and Climate Plan
NHA	Natural Heritage Area
NIAH	National Inventory of Architectural Heritage
NO₂	Nitrogen dioxide
NTA	National Transport Authority
OPW	Office of Public Works
O₃	Ozone
PM_{2.5}	Fine particulate matter
pNHA	proposed Natural Heritage Area
PAS	Priority Action Substance
RAL	Remedial Action List
RED	Renewable Energy Directive
RBD	River Basin District
RBMP	River Basin Management Plan
RMP	Record of Monuments and Places
RPA	Register of Protected Areas
RPS	Record of Protected Structures
RSES	Regional Spatial and Economic Strategy
SAC	Special Area of Conservation
SDZ	Strategic Development Zone
SEA	Strategic Environmental Assessment
SEO	Strategic Environmental Objective
SI No.	Statutory Instrument Number
SPA	Special Protection Area
SuDS	Sustainable urban Drainage systems
WHO	World Health Organisation
WFD	Water Framework Directive
WRZ	Water Resource Zone
WSS	Water Supply Scheme
WWTP	Wastewater Treatment Plant

Glossary

Appropriate Assessment

The obligation to undertake Appropriate Assessment (AA) derives from Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC. AA is a focused and detailed impact assessment of the implications of a strategic action (such as a plan or programme) or project, alone and in combination with other strategic actions and projects, on the integrity of a European Site in view of its conservation objectives.

Biodiversity and Flora and Fauna

Biodiversity is the variability among living organisms from all sources including inter alia, terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part; this includes diversity within species, between species and of ecosystems' (United Nations Convention on Biological Diversity 1992).

Flora is all the plants found in a given area.

Fauna is all the animals found in a given area.

Environmental Problems

Annex I of Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the assessment of the effects of certain Plans and programmes on the environment (the Strategic Environmental Assessment Directive) requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme', thus, helping to ensure that the proposed strategic action does not make existing environmental problems worse.

Environmental problems arise where there is a conflict between current environmental conditions and ideal targets. If environmental problems are identified at the outset, they can help focus attention on important issues and geographical areas where environmental effects of the plan or programme may be likely.

Environmental Vectors

Environmental vectors are environmental components, such as air, water or soil, through which contaminants or pollutants, which have the potential to cause harm, can be transported, coming into contact with human beings.

Mitigate

To make or become less severe or harsh.

Mitigation Measures

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing a human action, be it a planning scheme, amendment to a planning scheme or project. Mitigation involves ameliorating significant negative effects. Where there are significant negative effects, consideration should be given in the first instance to preventing such effects or, where this is not possible, to lessening or offsetting those effects. Mitigation measures can be roughly divided into those that: avoid effects; reduce the magnitude or extent, probability and/or severity of effects; repair effects after they have occurred; and compensate for effects, balancing out negative impacts with other positive ones.

In the context of Article 6 of the Habitats Directive, mitigation measures are clearly distinguished from compensatory measures. Compensatory measures are intended to offset the negative effects of the plan or project so that the overall ecological coherence of the Natura 2000 Network (SACs designated under the Habitats Directive and SPAs designated under the Birds Directive) is maintained.

Natural Heritage

The Heritage Act (1995) defines natural heritage as including flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, inland waterways, heritage gardens and parks.

Protected Structure

Protected Structure is the term used in the Planning and Development Act 2000 (as amended) and associated Regulations (as amended) to define a structure included by a planning authority in its Record of Protected Structures. Such a structure shall not be altered or demolished in whole or part without obtaining planning permission or confirmation from the planning authority that the part of the structure to be altered is not protected.

Recorded Monument

A monument included in the list and marked on the map which comprises the Record of Monuments and Places that is set out county by county under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Archaeological Potential in towns and all other monuments of archaeological interest which have so far been identified. Any works at or in relation to a recorded monument requires two months' notice to the Department of Housing, Local Government and Heritage under Section 12 of the National Monuments (Amendment) Act, 1994.

Scoping

Scoping is the process of determining what issues are to be addressed, and setting out a methodology in which to address them in a structured manner appropriate to the plan or programme. Scoping is carried out in consultation with appropriate environmental authorities.

Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt it.

Strategic Environmental Objective (SEO)

Strategic Environmental Objectives (SEOs) are methodological measures developed from policies which generally govern environmental protection objectives established at International, Community or Member State level and are used as standards against which the provisions of the Proposed Amendment and the alternatives can be evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if - in the case of adverse effects - unmitigated.

Section 1 SEA: Introduction and Benefits

1.1 Introduction

This is the Strategic Environmental Assessment (SEA) Environmental Report for Proposed Amendment No. 11 of the Cherrywood Strategic Development Zone (SDZ) Planning Scheme 2014 (as amended). It has been prepared by CAAS Ltd. on behalf of Dún Laoghaire-Rathdown County Council. The purpose of this report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Proposed Amendment.

Environmental assessment is a procedure that ensures that the environmental implications of decisions are taken into account before such decisions are made. *Environmental Impact Assessment*, or EIA, is generally used for describing the process of environmental assessment for individual projects, while *Strategic Environmental Assessment* or SEA is the term which has been given to the environmental assessment of plans and programmes, or amendments to these, which help determine the nature and location of individual projects taking place. SEA is a systematic process of predicting and evaluating the likely significant environmental effects of implementing a proposed plan or programme, or amendment to these, in order to ensure that these effects are adequately addressed at the earliest appropriate stages of decision-making in tandem with economic, social and other considerations.

The SEA has been undertaken in order to comply with the European SEA Directive¹, which introduced the requirement that SEA be carried out on plans and programmes (or amendments to these), that are prepared for a number of sectors, including land use planning.

¹ Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the assessment of the effects of certain plans and programmes on the environment, transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), as amended, and the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004), as amended.

1.2 Implications for the Planning Authority

It has been determined that SEA is required for the Proposed Amendment (a Screening for SEA Determination is provided at Appendix I). SEA identifies the likely significant environmental effects of implementing the Proposed Amendment. The findings of the SEA are expressed in this Environmental Report, which accompanies the Proposed Amendment on public display and identifies how environmental considerations were integrated into the Proposed Amendment and how alternatives for the Proposed Amendment were considered. This report may be updated in order to take account of requests and recommendations contained in submissions and/or in order to take account of any changes which are made to the Proposed Amendment on foot of submissions.

The planning authority must take into account the findings of this report and other related SEA output during their consideration of the Proposed Amendment and before it is made.

When the Amendment is made, an SEA Statement must be prepared which will summarise, inter alia, how environmental considerations have been integrated into the Proposed Amendment.

1.3 Why SEA? The Benefits

SEA is the planning authority's and the public's guide to what environmental considerations can be, and have been, integrated into the Proposed Amendment. SEA enables the planning authority to direct development towards robust, well-serviced and connected areas – thereby facilitating the general avoidance of incompatible development in the most sensitive, least well-serviced and least well-connected areas, in the area to which the Amendment relates and beyond. SEA provides greater certainty to the public and to developers. Plans, and amendments to these, are more likely to be adopted without delays or challenges and planning applications are more likely to be granted permission. Environmental mitigation is more likely to cost less.

Section 2 The Proposed Amendment

2.1 Background Context

The intent of the Proposed Amendment being undertaken by Dún Laoghaire-Rathdown County Council is to ensure the best possible use of the valuable urban lands comprising the area of the Cherrywood Town Centre and Environs. This is to further ensure the timely delivery of a vibrant and attractive Town Centre to underpin the wider area of the town, village and neighbourhood residents, as well as employees and school children.

Dún Laoghaire-Rathdown County Council gave the commitment to undertake this review as part of a recently approved amendment to the Cherrywood Planning Scheme, approved in July 2023. One of the caveats of Amendment No. 8 (Building Height and Density Review) of the Planning Scheme, states as follows:

'The Local Authority will undertake a plan-led review of the Town Centre and Environs having regard to the overall Vision and Principles for Cherrywood and appropriate Government policy, to ensure that the Town Centre functions as a vibrant, mixed use sustainable District Centre at the heart of Cherrywood. This review will seek to ensure an appropriate mix, quantum and phasing of uses to secure a balance of employment, commercial, retail, residential, community and social uses.....'

The Proposed Amendment will be made in the context of social, economic and environmental changes, and changes to planning and development, and environmental policy guidance context at the local, metropolitan, regional and national levels.

2.2 Purpose of Proposed Amendment No. 11

The purpose of the Proposed Amendment is to assist in the actual delivery of a vibrant mixed-use sustainable Town Centre for the Cherrywood community. The Proposed Amendment will seek to affect a shift in the mix of land use and also towards widening the

range of land use but not to change the status of the Town Centre. Thus, the status of Cherrywood, and its Town Centre, shall remain designated as a District Centre, as per Regional and Local regulatory planning. Retaining the District Level function is required in order to optimally serve the community, residents and employees, so that it is appropriately scaled, incorporates the 15-minute neighbourhood concept in the interests of sustainability, and so reduces the need to travel. This Proposed Amendment is though also all in the context of the extant Key Vision and Core Guiding Principles for the Cherrywood SDZ Planning Scheme area.

The Proposed Amendment, which is a 'plan-led' and evidence-based approach, focuses on plan and place making and encompasses a new methodology for achieving vibrancy. Further, this plan-led approach is by way of a robustly thought through process following due process and will be evidence-based. The methodology pertaining to the review of the Town Centre (Quadrants) and Environs provides for more flexibility, but also has regard for the requirement to deliver a mixed-use Town Centre that serves and supports the needs of the current and future Cherrywood residents and community.

2.3 General Aims of Proposed Amendment No. 11

In a broad overall synopsis, the general aims of Proposed Amendment No. 11 are:

- To provide and ensure an appropriate and sustainable mix, balance, range and quantum of town centre land uses - employment, retail, non-retail, community, social, healthcare, and residential - within Cherrywood Town Centre and Environs. In this regard, there is intended to be a potential uplift of residential units with a reduction in non-residential uses, on the basis of evidence-based findings from technical reports to inform the land-use mix (notably retail, and also employment), with a then minimum urban employment within the Town

Centre Core, and with an increase in plot ratio in the Environs Area to accommodate additional employment uses.

- The current strategic employment provision quantum for Cherrywood will, however, be retained in line with the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region, 2019-2031, guiding principles, and the denotation of Cherrywood in the Dublin Metropolitan Area Strategic Plan (MASP) and the Dún Laoghaire-Rathdown County Development Plan, 2022-2028, as a Strategic Employment Location.
- To explore the delivery of a significant quantum uplift in residential use (through increased plot ratios, sustainable increased densities and building height), in order to make efficient use of scarce urban land, having regard to public investment, and having regard to the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (January 2024).
- To provide for an appropriate and sustainable spatial arrangement of the respective land uses, proximate to public transport and associated active travel modes, with good linkages and improved permeability between the Town Centre Quadrants, and between the Town Centre and the surrounding neighbourhoods.
- To enhance the land use mix profile of the Cherrywood Town Centre and environs, consistent with established policies.
- To support the development of an appropriate and sustainable built form, having due regard to layout, urban form and function, scale, grain, as well as to good placemaking principles to achieve a cohesive, coherent and integrated Town Centre and Environs.
- To maintain consistency with the established Vision, Principles, Themes, and Specific Objectives of the Cherrywood Planning Scheme, 2014, as amended.
- To have due regard to established infrastructure and Phasing and Sequencing requirements of the Cherrywood Planning Scheme and review appropriate Phasing & Sequencing requirements for Cherrywood in relation to delivery of

key land uses and securing delivery of essential associated supporting infrastructure and active travel modes going forward.

- To maintain consistency with the County, Regional and National Planning, Policy, Strategy, and Guideline contexts.

2.4 Strategic work undertaken by the Council to ensure evidence-based planning

In preparing the Proposed Amendment, information relating to various sectors, from different Departments within the Council and from different bodies and organisations, was gathered and analysed, contributing towards the development of evidence-led provisions. This work included preparing the following documents that accompany the Proposed Amendment:

- Urban Design and Masterplanning Report
- Servicing Infrastructure Report
- Transport Infrastructure Report
- Viability Report
- Hotel Feasibility Report
- Floorspace Capacity Assessment for Retail and Services Report
- High Intensity Floorspace Report
- Community Audit & Needs Assessment Report
- Sunlight Daylight & Shadow Report
- Wind Microclimate Assessment Report

The undertaking of the SEA and associated Appropriate Assessment processes were part of this strategic work and contributed towards the integration of environmental considerations into the Proposed Amendment as detailed in Section 9 of this report.

2.5 Relationship with other relevant Plans and Programmes

It is important to note that when reading the Proposed Amendment, the policy objectives of the existing Planning Scheme are relevant, must be complied with throughout the implementation of the Proposed Amendment and, in this regard, both documents should be read in tandem with each other.

The Proposed Amendment sits within a hierarchy of statutory documents setting out public policy for, among other things, land use planning, infrastructure, sustainable development, tourism, environmental protection and environmental management. The Proposed Amendment must comply with relevant higher-level strategic actions and will, in turn, guide lower-level strategic actions. These documents include plans and programmes such as those detailed in Appendix II² (see also, Section 4 "Environmental Baseline", Section 5 "SEA Framework", Section 6 "Description of Alternatives" and Section 9 "Mitigation Measures"). These documents have been subject to their own environmental assessment processes, as relevant.

At National level broad policies and support for quality and compact placemaking is provided by the Revised National Planning Framework, which sets out Ireland's planning policy direction to 2040, and associated Ministerial Guidelines. The National Planning Framework is to be implemented through Regional Spatial and Economic Strategies and lower tier Planning Schemes and Local Plans. The Regional Spatial and Economic Strategy for the Eastern and Midland Region sets out objectives for land use planning, tourism, infrastructure, sustainable development, environmental protection and environmental management that have been subject to environmental assessment and must, as relevant and appropriate, be implemented through the Dún Laoghaire-Rathdown County Development Plan, which sets out the

overarching development strategy for the County, and the Cherrywood SDZ Planning Scheme, as amended.

In order to be realised, projects included in the Proposed Amendment (in a similar way to other projects from any other sector) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework.

² Appendix II is not intended to be a full and comprehensive review of EU Directives, the transposing regulations or the regulatory framework for environmental protection and management. The information is not exhaustive and it is recommended to consult the Directive, Regulation, Plan or Programme to become familiar with the full details of each.

Section 3 SEA Methodology

3.1 Introduction to the Iterative Approach

The preparation of the Proposed Amendment, SEA, Appropriate Assessment (AA; see Section 3.2 below) are taking place concurrently and the findings of the SEA and have informed the Proposed Amendment. The process is currently at a stage where the findings of this report will be placed on public display as part of the required statutory public consultations. Submissions made on the Proposed Amendment and the associated documents will be responded to and updates made to the documents where relevant.

When the Proposed Amendment is finalised, the SEA and AA documents will be finalised. Final documents will include an SEA Statement, which will include information on how environmental considerations were integrated into the Proposed Amendment, and an AA Conclusion Statement.

3.2 Appropriate Assessment and Integrated Biodiversity Impact Assessment

Appropriate Assessment (AA) Screening and Stage 2 AA are being undertaken alongside the Proposed Amendment. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The emerging conclusion of the AA is that the Proposed Amendment will not affect the integrity of any European Site, alone or in combination with other plans or projects.³ The preparation of the Proposed Amendment, SEA and AA has taken place concurrently and the findings of the AA have informed the SEA.

Many elements of Integrated Biodiversity Impact Assessment as detailed in the EPA's (2013) Practitioner's Manual have been aligned

with in the undertaking of the SEA for the Proposed Amendment. These include:

Scoping

- Biodiversity-relevant issues were identified for consideration at scoping stage and these are now detailed in Section 4.
- Reference to a zone of influence is provided at Section 4.

Baseline

- Biodiversity data sources relevant for this local level assessment have been identified and datasets collated/gathered.
- The biodiversity baseline addresses designated sites and other habitats and species of ecological value.
- AA information has been incorporated into the SEA baseline.

Alternatives

- Impacts upon biodiversity are considered under each of the alternatives and potential conflicts can be mitigated.

Impact assessment

- Effects on biodiversity are identified and assessed and the AA considers the interrelationship between biodiversity and potential effects on European Sites.

Mitigation and monitoring

- Proposed mitigation measures deriving from the various processes were generally consistent and compatible.
- Indicators and associated targets have been included in SEA for monitoring European Sites.

Reporting

- This SEA ER: addresses all biodiversity-related considerations relevant for this level of assessment; contains all biodiversity-relevant information, data, figures and maps relevant for this level of assessment; and has been informed by the AA findings.

Communication and consultation

- Submissions received are taken on board.
- The preparation of the Proposed Amendment, SEA and AA have taken place concurrently and the findings of the AA have informed the SEA.

³ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan, or variation to the Plan, to proceed; and (c) adequate compensatory measures in place.

3.3 Strategic Flood Risk Assessment

The Planning Scheme to which the Proposed Amendment relates was informed by a Strategic Flood Risk Assessment (SFRA) undertaken in compliance with the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Scheme. The lands subject to Proposed Amendment No. 11 remain outside Zones A or B, as per the original SFRA prepared for the Cherrywood Scheme. Whilst there is a slight change of land use for some of the Town Centre and Environs Superblocks, these modifications do not alter the established flood-risk profile for the area and are considered fully compliant with the Flood Risk Management Guidelines. As the amendments give rise to no new or increased flood risk, the findings and conclusions of the original Strategic Flood Risk Assessment prepared for the Cherrywood SDZ Planning Scheme, 2014 (as amended) remain valid. Accordingly, no further Strategic Flood Risk Assessment is required to be undertaken for the Proposed Amendment.

3.4 Scoping

The scope of environmental issues to be dealt with by the SEA together with the level of detail to which they are addressed was broadly decided upon taking into account the collection of environmental baseline data and input from environmental authorities. Scoping allowed the SEA to become focused upon key issues relevant to the environmental components that are specified under the SEA Directive⁴.

All relevant environmental authorities identified under the SEA Regulations as amended, were sent SEA scoping notices by

⁴ These components comprise biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

the Council indicating that submissions or observations in relation to the scope and level of detail of the information to be included in the environmental report could be made to the Council⁵.

As the Proposed Amendment is not likely to have significant effects on the environment in another Member State, transboundary consultations as provided for by Article 7 of the SEA Directive were not undertaken.

3.5 Alternatives

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme, or amendment to these) are identified, described and evaluated for their likely significant effects on the environment. In accordance with this requirement, alternatives for the Proposed Amendment are identified and assessed in Sections 6 and 7.

3.6 Environmental Report

This SEA Environmental Report predicts and evaluates the likely environmental effects of implementing the Proposed Amendment and relevant alternatives. The Environmental Report provides the Council, stakeholders and the public with a clear understanding of the likely environmental consequences of the Proposed Amendment.

Mitigation measures to prevent or reduce significant adverse effects posed by the Proposed Amendment are identified in Section 9 - these have been integrated into the Proposed Amendment.

This Environmental Report may be updated in order to take account of requests and recommendations contained in submissions and in order to take account of changes that are made to the original, Proposed Amendment that is being placed on public display. Any changes to the Proposed

⁵ The following authorities were notified: Environmental Protection Agency; Department of Climate, Energy and the Environment; Department of Housing, Local Government and Heritage; Department of Agriculture, Food and the Marine; Dublin City Council; South Dublin County Council; and Wicklow County Council.

Amendment will be examined for the need to undertake SEA and AA.

The Environmental Report is required to contain the information specified in Annex I of the SEA Directive (see Table 3.1).

No significant difficulties have been encountered during the undertaking of the assessment to date.

3.7 SEA Statement

On making of the Amendment, an SEA Statement will be prepared that will include information on:

- How environmental considerations have been integrated into the Amendment, highlighting the main changes to the Amendment that resulted from the SEA process;
- How the SEA Environmental Report and consultations have been taken into account, summarising the key issues raised in consultations and in the Environmental Report indicating what action was taken in response;
- The reasons for choosing the Amendment in the light of the other alternatives, identifying the other alternatives considered, commenting on their potential effects and explaining why the Amendment as made was selected; and
- The measures decided upon to monitor the significant environmental effects of implementing of the Amendment.

Table 3.1 Checklist of Information included in this Environmental Report

Information Required to be included in the Environmental Report	Corresponding Section of this Report
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Sections 2, 5 and 8
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Section 4
(c) the environmental characteristics of areas likely to be significantly affected;	Sections 4, 7 and 8
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Section 4
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Sections 5, 7, 8, 9 and Appendix II
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Sections 7 and 8
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 9
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sections 3, 6, 7 and 8
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	Section 10
(j) a non-technical summary of the information provided under the above headings	Appendix III Non-Technical Summary

Section 4 Environmental Baseline

4.1 Introduction

Reflecting the specifications in the SEA Directive, the relevant aspects of the current state of the environment for the following environmental components are described in this section: biodiversity and flora and fauna; population and human health; soil; water; air and climatic factors; material assets; cultural heritage including architectural and archaeological heritage; landscape; and the interrelationship between the above factors.

This description includes information that is relevant to lower tier planning, environmental assessments and decision-making⁶.

4.2 National Reporting on the Environment

The EPA's *"Ireland's State of the Environment Report 2024"* report provides an integrated assessment of the overall quality of Ireland's environment, the pressures being placed on it and the societal responses to current and emerging environmental issues. This report has informed various parts of the environmental baseline provided below. The five key environmental priorities identified by the report are:

- "Delivering a national policy position on the environment - we urgently need to have a national policy position on the environment to address the complex interactions, synergies and trade-offs across environmental policy areas and to deal with its interactions with other policy domains.
- Driving policy implementation - we must rigorously implement existing environmental plans and programmes to achieve the benefits that they were developed to deliver.

⁶ Article 5 of the SEA Directive, in accordance with the established European principle of subsidiarity, requires that the Environmental Report includes the information that may reasonably be required taking into account, inter alia, the extent to which certain matters are more appropriately assessed at different levels in that process in order to avoid duplication of the assessment.

- Transforming our systems - transformation of our energy, transport, food and industrial sectors is critical to achieving a sustainable future.
- Scaling up investment in infrastructure - investment in water, energy, transport and waste management infrastructure is essential to protect the environment now and into the future.
- Protecting the environment to protect our health - protecting the environment is key to protecting our health and we must act to reduce the modifiable risks to our health from environmental exposures."

4.3 Sustainable Development Goals

Implementation of the Proposed Amendment will contribute towards efforts to achieve a number of the 17 Sustainable Development Goals of the 2030 Agenda for Sustainable Development, which were adopted by world leaders in 2015 at a United Nations Summit and came into force in 2016. These Goals include:

- Goal 3. Ensure healthy lives and promote well-being for all at all ages.
- Goal 6. Ensure availability and sustainable management of water and sanitation for all.
- Goal 7. Ensure access to affordable, reliable, sustainable and modern energy for all.
- Goal 8. Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all.
- Goal 9. Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.
- Goal 11. Make cities and human settlements inclusive, safe, resilient and sustainable.
- Goal 12. Ensure sustainable consumption and production patterns.
- Goal 13. Take urgent action to combat climate change and its impacts.

- Goal 15. Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.

4.4 Likely Evolution of the Environment in the Absence of a Proposed Amendment

In the absence of the Amendment, the framework for development across the Cherrywood area would be provided by the Planning Scheme, as amended, and other related documents. As a result, the best possible use of the valuable urban lands comprising the area of the Cherrywood Town Centre and Environs would be compromised.

There would be a reduced chance of the timely delivery of a vibrant and attractive Town Centre to underpin the wider area of the town, village and neighbourhood residents, as well as employees and school children.

There would be reduced alignment between the Planning Scheme and: the wider context of social, economic and environmental changes; and changes to planning and development, and environmental policy guidance context at the local, metropolitan, regional and national levels.

The purpose of the Proposed Amendment is to assist in the actual delivery of a vibrant mixed-use sustainable Town Centre for the Cherrywood community.

In the absence of the Proposed Amendment, there would be a decreased likelihood in the extent, magnitude and frequency of the positive environmental effects identified by this assessment occurring, including:

- Contribution towards protection of ecology (including designated sites, ecological connectivity and habitats) by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop

- more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management.
- Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards the protection of human health by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards placemaking and improvements to the vitality and vibrancy of the SDZ, making it more attractive to live in, work in and visit.
- Contribution towards the protection of soils and designated sites of geological heritage by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards the protection of water by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands

elsewhere in the SDZ, elsewhere in the County and in the wider region.

- Contribution towards climate mitigation and adaptation and reduction of overall emissions to air by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth.
- Contributes towards protection of cultural heritage elsewhere by facilitating development within the SDZ.
- Contributes towards protection of wider landscape and landscape designations by facilitating development within the SDZ.

4.5 Natural Capital and Ecosystem Services

Natural capital comprises renewable and non-renewable resources (e.g. plants, animals, air, water, soils, minerals) that combine to yield a flow of ecosystem services that provide benefits to people. These benefits can include clean air and water, a stable climate, protection from floods, food, resources for fuel, building materials, clothes and medicines, recreation. Managing natural capital so that it can continue to deliver the ecosystem services that provide these benefits is important in order to ensure sustainable development. Unmanaged natural capital risks the continued degradation and depletion of these assets, and in turn, of their capacity to provide the economy and society with the ecosystem

benefits that they depend on. These services also regulate climate, regulate water flows (e.g. through wetlands and forests), sequester and store carbon in peatlands and improve soil quality for crops.

Ecosystems are multifunctional communities of living organisms interacting with each other and their environment. Ecosystems provide a series of services for human well-being (ecosystem services) either directly or indirectly contributing towards human wellbeing. There are four main types; provisioning, regulating, supporting and cultural services. Provisioning services are the products obtained from ecosystems such as food, fresh water, wood, fibre, genetic resources and medicines. Regulating services are defined as the benefits obtained from the regulation of ecosystem processes such as climate regulation, natural hazard regulation, water purification and waste management, pollination or pest control. Support services highlight the importance of ecosystems to provide habitat for migratory species and to maintain the viability of gene-pools. Cultural services include non-material benefits that people obtain from ecosystems such as spiritual enrichment, intellectual development, recreation and aesthetic values⁷.

The following natural capital and ecosystem services issues are relevant to this SEA and have been taken into account in the provisions of the Proposed Amendment and/or associated Cherrywood SDZ Planning Scheme:

- Air quality;
- Noise pollution;
- Light pollution;
- Water quality and river basin management including interactions with soil;
- Soil and vegetation carbon, which helps to regulate greenhouse gas emissions;
- Soil/geological storage of water, contributing towards flood control;
- Land supporting food production; and
- Natural resources supporting energy production and recreation.

⁷ <https://biodiversity.europa.eu/topics/ecosystem-services>

4.6 Biodiversity and Flora and Fauna

4.6.1 Overview

Much of the SDZ is already developed and is of low ecological sensitivity. Nonetheless, there are ecological sensitivities within, surrounding and downstream of the SDZ that need to be considered by development being proposed under the Planning Scheme and associated Amendment.

Information on biodiversity and flora and fauna which is relevant to project planning and development and associated environmental assessment and administrative consent of projects includes available information on designated ecological sites and protected species, ecological connectivity (including stepping stones, networks and corridors) and non-designated habitats.

The following information is relevant to ecological connectivity and non-designated habitats:

- CORINE land cover mapping (including areas likely to contain a habitat listed in Annex 1 of the Habitats Directive)⁸;
- Trees, groups of trees and woodlands;
- Watercourses and wetlands;
- Other relevant County Development Plans designations;
- The EPA's Framework National Ecological Network for Ireland⁹; and
- Other sites of high biodiversity value or ecological importance as identified by, for example, the Department of Agriculture, Food and the Marine (badger sets), relevant datasets from the National Biodiversity Data Centre

⁸ The CORINE land cover mapping classifies land cover under various headings. This dataset allows for the identification of lands that are likely to be most valuable to biodiversity including those which are likely to contain a habitat listed in Annex 1 of the Habitats Directive e.g., natural grasslands, peat bogs, salt marshes. CORINE Land Cover is a map of the European environmental landscape based on interpretation of satellite images. Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface.

⁹ The EPA's Framework National Ecological Network provides a classification of the relative importance of areas by virtue of the biodiversity and flora that they contain and the connectivity they provide. Many of the areas identified are corridors.

and BirdWatch Ireland's 'Important Bird Areas' (Crowe et al., 2009)¹⁰.

4.6.2 Key Ecological Sensitivities

Key ecological sensitivities within, adjacent and in close proximity to the SDZ to include:

- **Locally important, non-designated habitats¹¹ within and surrounding the SDZ**, providing habitats for flora and fauna and facilitating linkages and corridors to the surrounding countryside for the wildlife, including:
 - **Tuffa springs areas¹²**;
 - **Druid's Glen¹³**;
 - **Hedgerows¹⁴**;

¹⁰ Including: available habitats mapping at a suitable scale; trees; groups of trees and woodlands; and hedgerows.

¹¹ The area to which the Proposed Amendment relates supports a range of grassland, woodland and wetland habitats that require specific management to maintain their biodiversity. Habitat value ranges from locally important to county-important scales. There are a number of habitats identified in the "Biodiversity Plan for Cherrywood SDZ" (Dún Laoghaire-Rathdown County Council, 2012).

¹² These formations vary from: immature recently formed tuffa as the result of recent earthworks exposing shallow perched groundwater tables and spring/seepage along new embankments; to mature, high quality tuffa springs with active groundwater flow and calcareous carbonate precipitation with associated plant communities; to lower quality tuffa spring formations located along small drainage channels (with associated plant communities less dominant). There are two separate protection zones encompassing two tuffa spring formations. The larger of these zones encompasses the only maturely developed tuffa formations within the area to which the Proposed Amendment relates. The springs in this area were identified as an example of the Annex I habitat 'Petrifying springs with tuffa formation' and the site was regarded to be of county-level importance. The smaller of these zones encompasses more immature tuffa formations that comprise an ecologically sensitive area to which the Proposed Amendment relates. For more information refer to the "Tuffa Springs Mitigation Requirements" Appendix from the Planning Scheme (as amended).

¹³ The Glen contains both freshwater and woodland habitat types including eroding upland rivers, calcareous springs and (mixed) broadleaved woodland. These habitats support a range of fauna that are found only in the Glen in the context of the whole SDZ area, including a variety of bats species, birds and invertebrates. For more information refer to "Report on the proposal for an ecological buffer zone at Druid's Glen" Appendix in the Planning Scheme (as amended).

¹⁴ The hedgerow survey undertaken as a part of the habitat mapping identified the most important hedgerows in Dún Laoghaire – Rathdown in terms of their biodiversity *Dún Laoghaire-Rathdown County Council (2007) Habitat Mapping Survey*. The hedgerows within and in close

- Trees and woodlands¹⁵; and
- Pollinator sites¹⁶.
- **Protected wildlife species**, including badgers¹⁷, otters¹⁸ and bats¹⁹.
- **Aquatic and riverine ecology**²⁰ associated with rivers and streams and their tributaries and riparian buffer zones, including the **Loughlinstown River** and **Carrickmines Stream**.
- **Ecological designations**, including **UNESCO Dublin Bay Biosphere**²¹.

- **Non-statutorily proposed sites:**
 - **Loughlinstown Woods proposed Natural Heritage Area**, located immediately to the east of the Planning Scheme boundary; and
 - **Dingle Glen proposed Natural Heritage Area**, located 1 km to the west of the Planning Scheme boundary.

proximity to the area to which the Proposed Amendment relates are mapped on Figure 4.1.

¹⁵ TPOs, certain trees, groups of trees and woodlands have been identified in the Dún Laoghaire-Rathdown County Development Plan. Robust and appropriate levels of protection are provided for trees and tree groups identified, with a long-term aim of linking groups together to provide more robust tree assemblages. Trees and woodlands within and surrounding the area to which the Proposed Amendment relates are mapped on Figure 4.1.

¹⁶ The purpose of the "Pollinator Sites" project is to manage roadside verges and green spaces in a way that allows to maintain safe and accessible roadsides but also support pollinators, and to alter mowing regimes and reduce pesticide use. These areas can be used to create and enhance the ecological networks and wildlife corridors across the County by increasing connectivity and biodiversity. There are currently approx. 100 of these sites identified across the Dún Laoghaire-Rathdown administrative area, some of which are within or in close proximity to the area to which the Proposed Amendment relates (mapped on Figure 4.1).

¹⁷ Badgers are protected by the Wildlife Acts 1976 (as amended) The badger setts (occupied or unoccupied) are also protected. Various setts were recorded within the area to which the Proposed Amendment relates. For more information refer to the "Cherrywood SDZ Biodiversity Plan" in the Planning Scheme (as amended).

¹⁸ Otters are protected by the Wildlife Acts 1976 (as amended) and the EU Habitats Directive where they are listed under Annex II and IV. Otter holts are also protected. Evidence for otters was recorded in both the Carrickmines River Valley and along the Glen. For more information refer to "Cherrywood SDZ Biodiversity Plan" in the Planning Scheme (as amended). Otter locations within and in close proximity to the area to which the Proposed Amendment relates are mapped on Figure 4.1.

¹⁹ Bats are protected by the Wildlife Acts 1976 (as amended) and the EU Habitats Directive where they are listed under Annex II. Bat roosts and a diverse and abundant bat population using discrete areas for feeding were identified within the area to which the Proposed Amendment relates. For more information refer to the "Cherrywood SDZ Biodiversity Plan" in the Planning Scheme (as amended).

²⁰ The Carrickmines (Glenamuck)/Shanganagh system is a regionally important salmonid system. The Carrickmines system supports a resident population of brown trout and a migratory population of sea trout.

²¹ The Dublin Bay United Nations Educational, Scientific and Cultural Organization (UNESCO) Biosphere Reserve in North Bull Island was designated as a Biosphere Reserve in 1981 because of its rare and internationally important habitats and wildlife and the designation was extended to the wider Dublin Bay in 2015, reflecting the Bay's significant environmental, economic, cultural and tourism

Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. They are composed of linear features, such as treelines, hedgerows and rivers/streams, which provide corridors or stepping stones for wildlife species moving within their normal range. They are important for the migration, dispersal and genetic exchange of species of flora and fauna particularly for mammals, especially for bats and small birds and facilitate linkages both between and within designated ecological sites, the non-designated surrounding countryside and urban areas.

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of flora and fauna. The Directive requires that ecological connectivity and areas of ecological value outside the Natura 2000 network of designated ecological sites are maintained.

Man-made habitats within the SDZ can also include important biodiversity features. Gardens provide habitats for a range of wildlife including various bird species, invertebrates

importance, and extends to over 300 km². Over 300,000 people live within the Biosphere. The Dún Laoghaire-Rathdown area is within three different management zones of the Biosphere: the outer Transition Zone of the Biosphere (this zone comprises 173 km² and forms the outer part of the Biosphere, including residential areas, harbours, ports and industrial and commercial areas); the Core Zone of the Biosphere (this zone comprises 50 km² of areas of high natural value with key areas including the Tolka and Baldoyle Estuaries, Booterstown Marsh, Howth Head, North Bull Island, Dalkey Island and Ireland's Eye); and the Buffer Zone of the Biosphere (this zone comprises 82 km² of public and private green spaces such as parks, greenbelts and golf courses). The Buffer and Transition Zones of the Biosphere Reserve are designated within and surrounding the area to which the Proposed Amendment relates.

such as bees and butterflies and mammals such as hedgehogs, mice, rats and foxes. These species move around between gardens using hedgerows and vegetated areas. These urban green spaces are of importance as they form part of a network of green spaces across the SDZ including gardens, parks, graveyards, amenity walks, railway lines and patches of woodland and scrub within which animals and plants continue to thrive. Ecological islands or areas of habitat that are not connected to surrounding ecologically valuable habitats can also be important.

The zone of influence of the Proposed Amendment with respect to impacts upon ecology via surface waters – including designated ecology – can be estimated to be within 15 km of the SDZ and all downstream areas of catchments which drain the area.

4.6.3 European Sites

European sites comprise Special Areas of Conservation²² (SACs) and Special Protection Areas²³ (SPAs). Such sites within a 15 km buffer around the SDZ are mapped on Figure 4.2. There are a total of 18 European sites (11 SACs and seven SPAs) designated within 15 km of the boundary of the SDZ (as listed below and shown on Figure 4.2):

- Howth Head SAC (Site Code: 000202)²⁴;

²² SACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) due to their conservation value for habitats and species of importance in the European Union. The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each member state to designate SACs to protect habitats and species, which, together with the SPAs designated under the 1979 Birds Directive, form Natura 2000. The European Communities (Birds and Natural Habitats) Regulations 2011 consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010. The Regulations have been prepared to address several judgments of the Court of Justice of the European Union (CJEU) against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law.

²³ SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) - referred to as the Birds Directive - due to their conservation value for birds of importance in the EU.

²⁴ Sensitive features comprise vegetated sea cliffs of the Atlantic and Baltic coasts and European dry heaths.

- North Dublin Bay SAC (Site Code: 000206)²⁵;
- South Dublin Bay SAC (Site Code: 000210)²⁶;
- Ballyman Glen SAC (Site Code: 000713)²⁷;
- Bray Head SAC (Site Code: 000714)²⁸;
- Carriggower Bog SAC (Site Code: 000716)²⁹;
- Glen of the Downs SAC (Site Code: 000719)³⁰;
- Knocksink Wood SAC (Site Code: 000725)³¹;
- Glenasmole Valley SAC (Site Code: 001209)³²;
- Wicklow Mountains SAC (Site Code: 002122)³³;
- Rockabill to Dalkey Island SAC (Site Code: 003000)³⁴;
- North Bull Island SPA (Site Code: 004006)³⁵;

²⁵ Sensitive features comprise: mudflats and sandflats not covered by seawater at low tide; Annual vegetation of drift lines; Salicornia and other annuals colonising mud and sand; Atlantic and Mediterranean salt meadows; embryonic shifting dunes; white and grey dunes; humid dune slacks; and petalwort.

²⁶ Sensitive features comprise: mudflats and sandflats not covered by seawater at low tide; annual vegetation of drift lines; salicornia and other annuals colonising mud and sand; and embryonic shifting dunes.

²⁷ Sensitive features comprise petrifying springs with tufa formation and alkaline fens.

²⁸ Sensitive features comprise vegetated sea cliffs of the Atlantic and Baltic coasts and European dry heaths.

²⁹ Sensitive features comprise transition mires and quaking bogs.

³⁰ Sensitive features comprise old sessile oak woods with *Ilex* and *Blechnum* in the British Isles.

³¹ Sensitive feature comprise: petrifying springs with tufa formation; old sessile oak woods with *Ilex* and *Blechnum* in the British Isles; alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior*.

³² Sensitive features comprise: semi-natural dry grasslands and scrubland facies on calcareous substrates; molinia meadows on calcareous, peaty or clayey-silt-laden soils; and petrifying springs with tufa formation.

³³ Sensitive features comprise: oligotrophic waters containing very few minerals of sandy plains; natural dystrophic lakes and ponds; Northern Atlantic wet heaths with *Erica tetralix*; European dry heaths; Alpine and Boreal heaths; calamarian grasslands of the *Violetalia calaminariae*; species-rich nardus grasslands, on siliceous substrates in mountain areas; blanket bogs; siliceous scree of the montane to snow levels; siliceous and calcareous rocky slopes with chasmophytic vegetation; old sessile oak woods with *Ilex* and *Blechnum* in the British Isles; and otter.

³⁴ Sensitive features comprise reefs and harbour porpoise.

³⁵ Sensitive features comprise: light-bellied brent goose; shelduck; teal; pintail; shoveler; oystercatcher; golden and grey plover; knot; sanderling; dunlin; black-tailed godwit; curlew; redshank; turnstone; black-headed gull; and wetland and waterbirds.

- South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)³⁶;
- Wicklow Mountains SPA (Site Code: 004040)³⁷;
- Howth Head Coast SPA (Site Code: 004113)³⁸;
- Dalkey Islands SPA (Site Code: 004172)³⁹;
- The Murrough SPA (Site Code: 004186)⁴⁰; and
- North-West Irish Sea SPA (Site Code: 004236)⁴¹.

There are no European sites designated within the SDZ.

For more detail on European sites please refer to the AA document that accompanies the Proposed Amendment/Planning Scheme (as amended) and this SEA Environmental Report.

4.6.4 Natural Heritage Areas Proposed Natural Heritage Areas and Other Ecological Designations

Natural Heritage Areas (NHAs) are designated due to their national conservation value for ecological and/or geological/geomorphological heritage. They cover nationally important semi-natural and natural habitats, landforms or geomorphological features, wildlife plant and animal species or a diversity of these natural attributes. NHAs are designated under the Wildlife (Amendment) Act 2000. Proposed NHAs (pNHAs) were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. There are no NHAs designated within or within 15 km of the SDZ.

³⁶Sensitive features comprise: light-bellied brent goose; oystercatcher; ringed and grey plover; knot; sanderling; dunlin; bar-tailed godwit; redshank; black-headed gull; roseate tern; common tern; and wetland and waterbirds.

³⁷ Sensitive features comprise merlin and peregrine.

³⁸ Its sensitive features comprise kittwake.

³⁹ Sensitive features comprise: roseate tern; common tern; and arctic tern.

⁴⁰ Sensitive features comprise: red-throated diver; greylag goose; light-bellied brent goose; wigeon; teal; black-headed gull; little tern; and wetland and waterbirds.

⁴¹ Sensitive features comprise: red-throated and great northern diver; fulmar; manx shearwater; cormorant; shag; common scoter; little gull; black-headed gull; lesser black-backed gull; common gull; herring gull; great black-backed gull; kittwake; roseate tern; common tern; arctic tern; little tern; guillemot; razorbill; and puffin.

There are a total of 26 pNHAs⁴² situated within a 15 km of the SDZ, as mapped on Figure 4.3 and listed on Table 4.1. There are no pNHAs situated within the SDZ, however, two of these sites are located in close proximity of the Planning Scheme boundary (as shown on Figure 4.4): Loughlinstown Woods proposed Natural Heritage Area (located immediately to the east of the Planning Scheme boundary) and Dingle Glen proposed Natural Heritage Area (located 1 km to the west of the Planning Scheme boundary).

Active blanket bogs and active raised bogs are priority habitats listed on Annex I of the EU Habitats Directive. Peat soils are often indicative of areas that are the most sensitive to development due to ecological sensitivities and impeded drainage issues.

Cutover bog is a variable habitat, or complex of habitats, that can include mosaics of bare peat and re-vegetated areas with woodland, scrub, heath, fen and flush or grassland communities. It occurs where part or all of the original peat has been removed through turf cutting, by the traditional hand method or mechanically, for either domestic or commercial purposes. This habitat is widespread surrounding industrially and traditionally cutover raised bogs across the country. Cutaway bogs have the potential to facilitate land uses such as employment, renewable energy generation, waste management, industrial, and tourism and recreation.

Table 4.1 pNHAs within 15 km of the SDZ

Designation	Site Code	Site Name
pNHA	000201	Dolphins, Dublin Docks
	000202	Howth Head
	000206	North Dublin Bay
	000210	South Dublin Bay
	000713	Ballyman Glen
	000714	Bray Head
	000716	Carriggower Bog
	000719	Glen Of The Downs
	000724	Kilmacanoge Marsh
	000725	Knocksink Wood
	000730	The Murrough
	000991	Dodder Valley
	001202	Ballybetagh Bog

⁴² Some of these areas include peatlands.

001205	Boosterstown Marsh
001206	Dalkey Coastal Zone And Killiney Hill
001207	Dingle Glen
001209	Glenasmole Valley
001211	Loughlinstown Woods
001753	Fitzsimon's Wood
001754	Dargle River Valley
001755	Glencree Valley
001767	Powerscourt Waterfall
001768	Powerscourt Woodland
001769	Great Sugar Loaf
002103	Royal Canal
002104	Grand Canal

Other relevant ecological designations located within 15 km of the SDZ (also mapped on Figure 4.3) include:

- **Nature Reserves** - A Nature Reserve is an area of importance to wildlife, which is protected under Ministerial order. There are currently 78 Statutory Nature Reserves. Most are owned by the State but some are owned by organisations or private landowners. The North Bull Island Nature Reserve is located to the north and Knocksink Wood and Glen of the Downs Nature Reserves are located to the south of the Planning Scheme boundary, beyond the SDZ.
- **Ramsar Sites** - The Convention of Wetlands of International Importance, especially as Water Fowl Habitat, was established at Ramsar in 1971 and ratified by Ireland in 1984. The main aim of the Convention is to secure the designation by each contracting state of wetlands in its territory for inclusion in a list of wetlands of international importance for waterfowl. This entails the commitment of each contracting state to a policy of protection and management of the designated wetlands, and of formulating and implementing planning so as to promote the conservation of designated wetlands and, as far as possible, the wise use of wetlands in its territory. Ireland presently has 45 sites designated as Wetlands of International Importance (Ramsar Wetlands), with surface areas of 66,994 hectares. The Sandymount Strand/Tolka Estuary and North Bull

Island Ramsar Sites are located to the north of the Planning Scheme boundary, beyond the SDZ.

- **National Park** - National Parks are specially designated protected areas of unspoilt beauty and there are six located in Ireland. The primary purpose of the National Parks is the conservation of biodiversity and landscape; however, they also provide for recreational space for locals and visitors. The Wicklow Mountains National Park is partially located within the south-west of the County Dún Laoghaire-Rathdown, beyond the SDZ.

4.6.5 Land Cover

Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface.

The CORINE 2018⁴³ mapping (shown on Figure 4.5) identifies the land cover of central parts of the SDZ as construction sites, green urban spaces and industrial or commercial units, with adjacent areas of road and rail networks, urban fabric, pastures and agricultural areas and transitional woodland scrub.

Categories from CORINE mapping that may indicate areas with the potential for Annex I habitats are shown on Figure 4.3. There are no such areas within or adjacent to the SDZ.

⁴³ The CORINE (Co-ordinated Information on the Environment) land cover data series was devised as a means of compiling geo-spatial environmental information in a standardised and comparable manner. CORINE has become a key data source for informing environmental and planning policy on a national and European level. The main land cover type in Ireland is agricultural land including forestry, which accounts for two-thirds of the national landmass. Most of this is permanent grassland pastures. Peatlands and wetlands are the second most widespread land cover type, covering almost one-fifth of the country. While forested areas cover about one-tenth of the country. Despite rapid development in the past two decades, Ireland's landscape is predominantly rural and agricultural.

4.6.6 Register of Protected Areas

In response to the requirements of the Water Framework Directive (WFD) a number of water bodies or parts of water bodies that must have extra controls on their quality by virtue of how their waters are used by people and by wildlife have been listed on Registers of Protected Areas (RPAs). Entries to the RPAs within and adjacent to the Plan area, designated by virtue of their value to biodiversity include a number of water-dependent habitats within the area that have been listed on RPAs relating to biodiversity – these relate to designated SACs and SPAs (see Section 4.6.3) and associated surface and groundwaters. RPAs designated by virtue of their value to humans are addressed under Section 4.9.7.

- Geological events, natural catastrophes;
- Climate change; and
- Unknown pressures, no pressures and pressures from outside the Member State.

Ireland's Article 12 Birds Directive Reports and the 6th National Report under the Convention of Biological Diversity identify similar issues. The Planning Scheme (as amended) includes measures to contribute towards the protection of biodiversity and flora and fauna and associated ecosystem services. Previous changes in land uses arising from human development have resulted in a loss of biodiversity and flora and fauna; however, legislative objectives governing biodiversity and fauna were not identified as being conflicted with.

4.6.7 Existing Problems

Ireland's Article 17 report on the Status of EU Protected Habitats and Species in Ireland (DCHG, 2019) identifies various Irish, EU-protected habitats and species to be of unfavourable status and many to be still declining, although it also identifies that a range of positive actions are underway. Categories for pressures and threats on Ireland's habitats and species identified by the report comprise:

- Agriculture;
- Forestry;
- Extraction of resources (minerals, peat, non-renewable energy resources);
- Energy production processes and related infrastructure development;
- Development and operation of transport systems;
- Development, construction and use of residential, commercial, industrial and recreational infrastructure and areas;
- Extraction and cultivation of biological living resources (other than agriculture and forestry);
- Military action, public safety measures, and other human intrusions;
- Alien and problematic species;
- Mixed source pollution;
- Human-induced changes in water regimes;
- Natural processes (excluding catastrophes and processes induced by human activity or climate change);

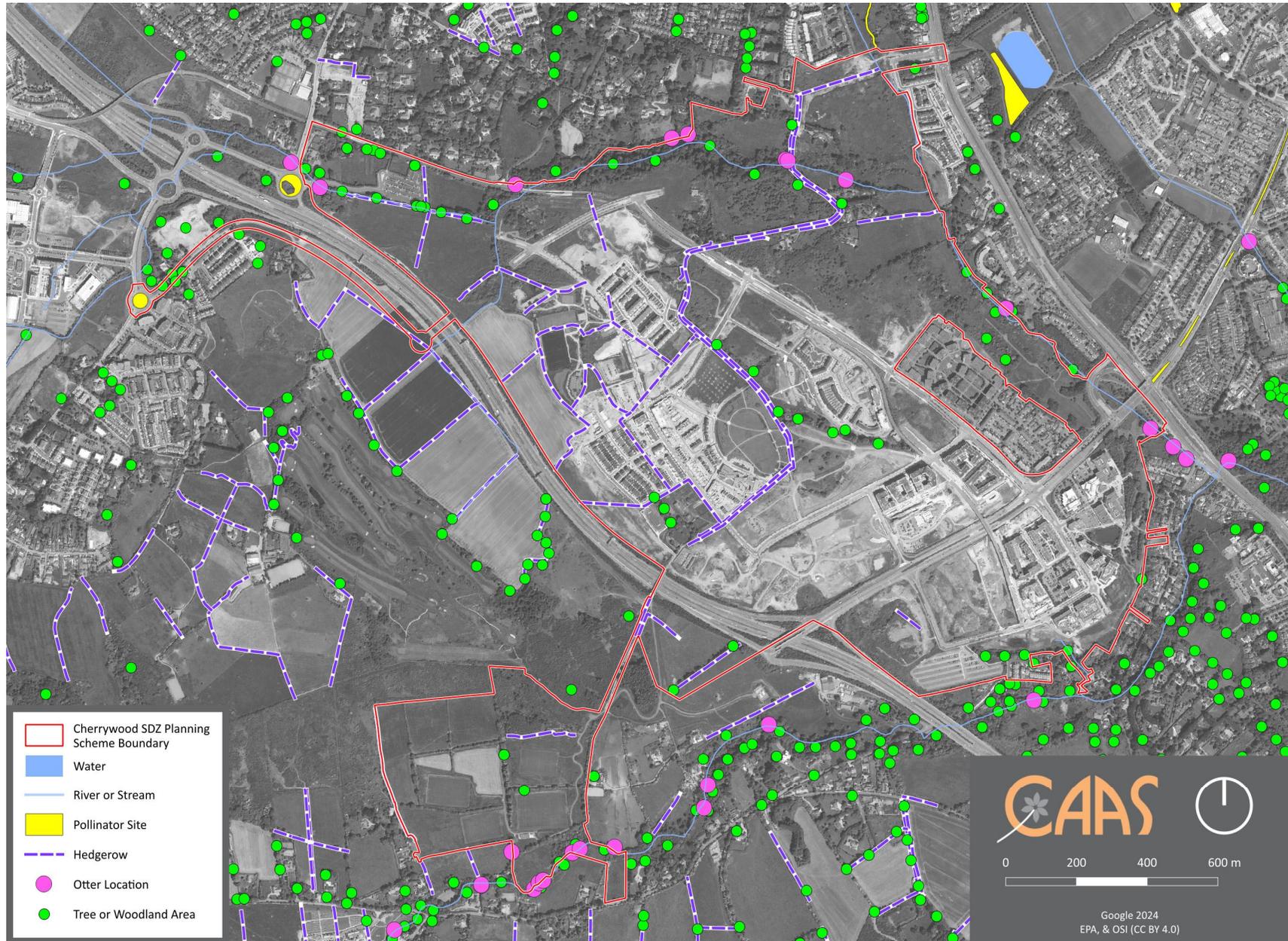


Figure 4.1 Ecological sensitivities within, adjacent or in close proximity to the SDZ

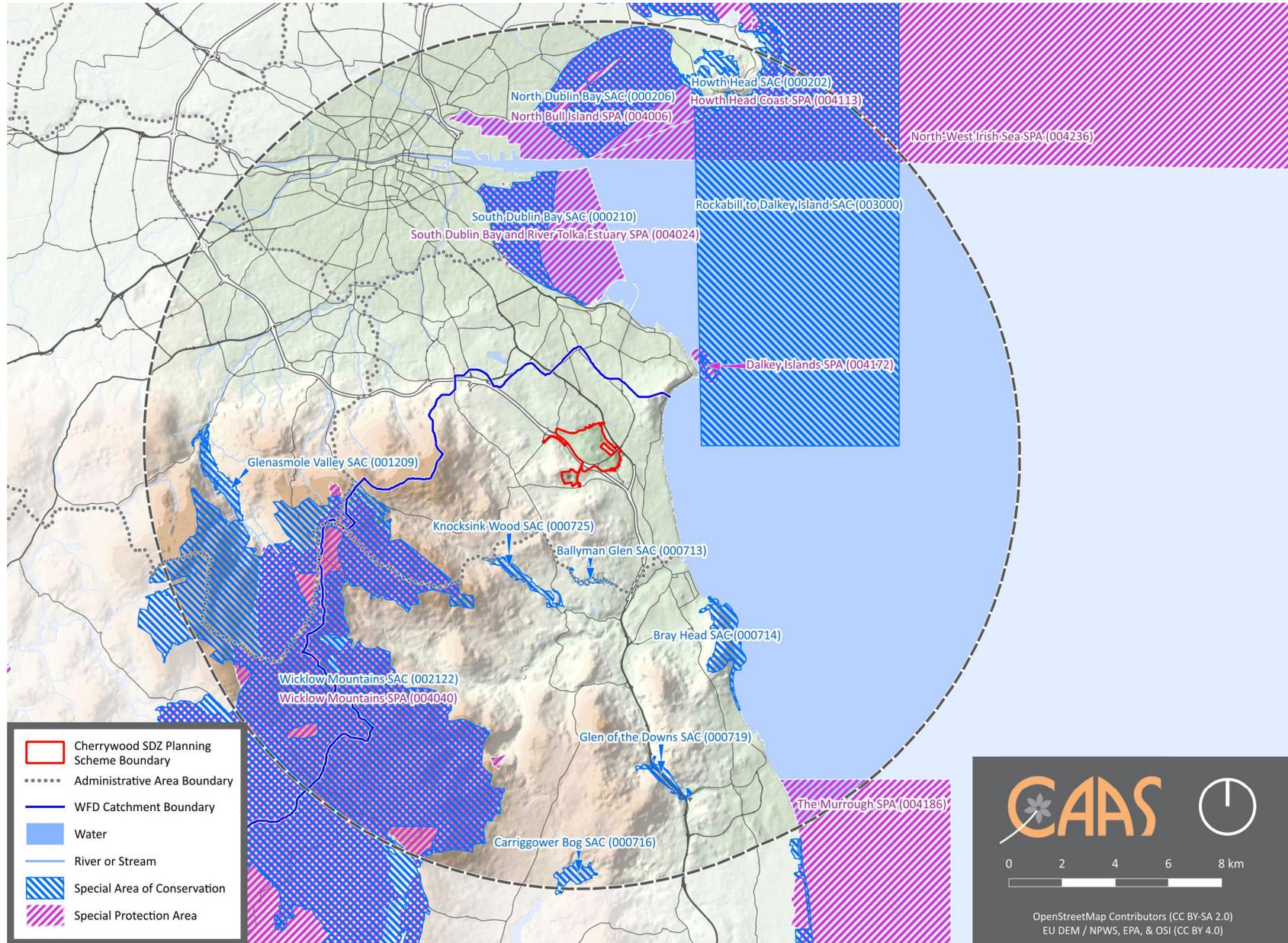


Figure 4.2 European sites within and within a 15 km buffer of the SDZ

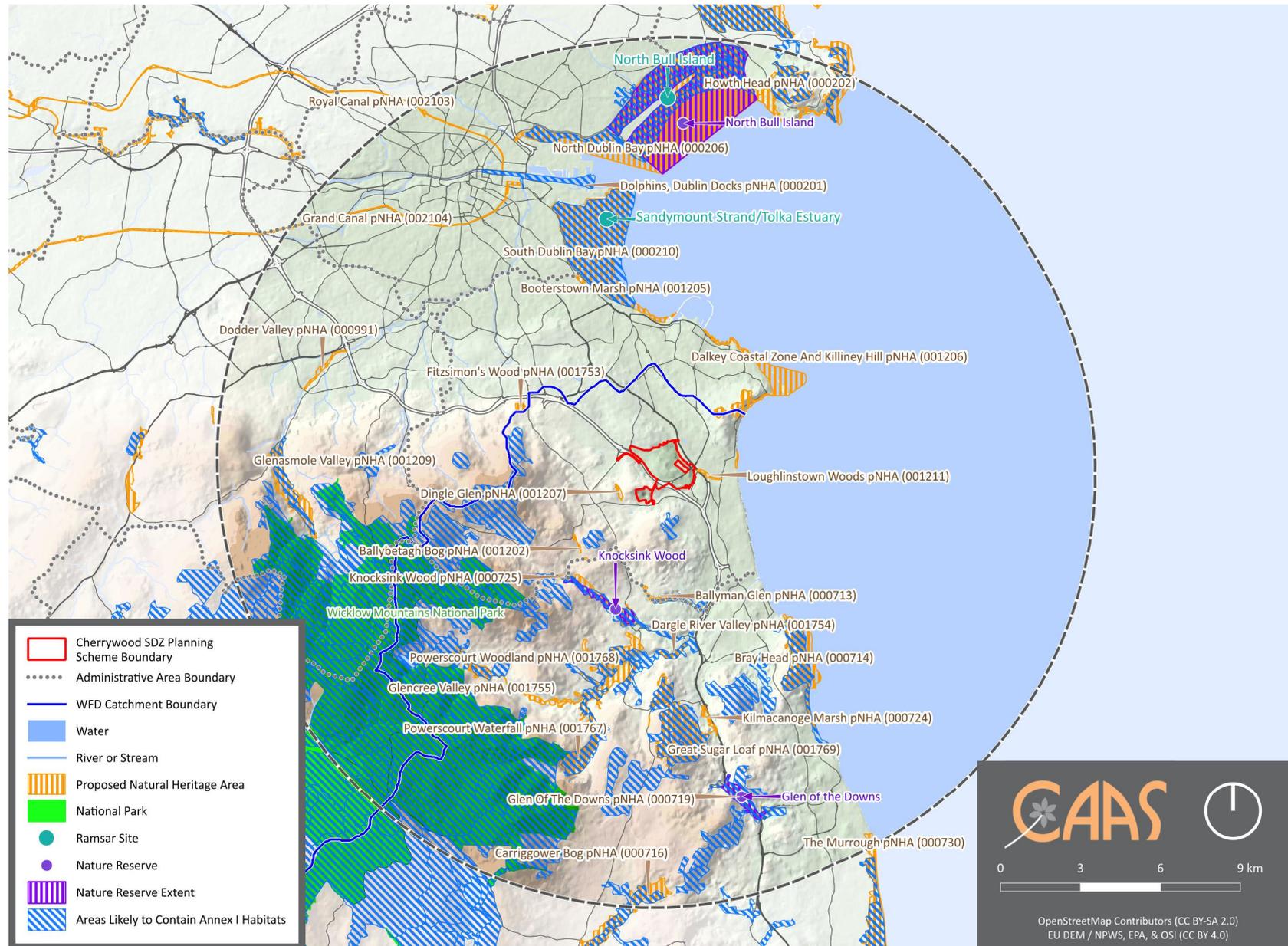


Figure 4.3 pNHAs and Other Ecological Designations within 15 km of the SDZ



Figure 4.4 pNHAs in close proximity to the SDZ

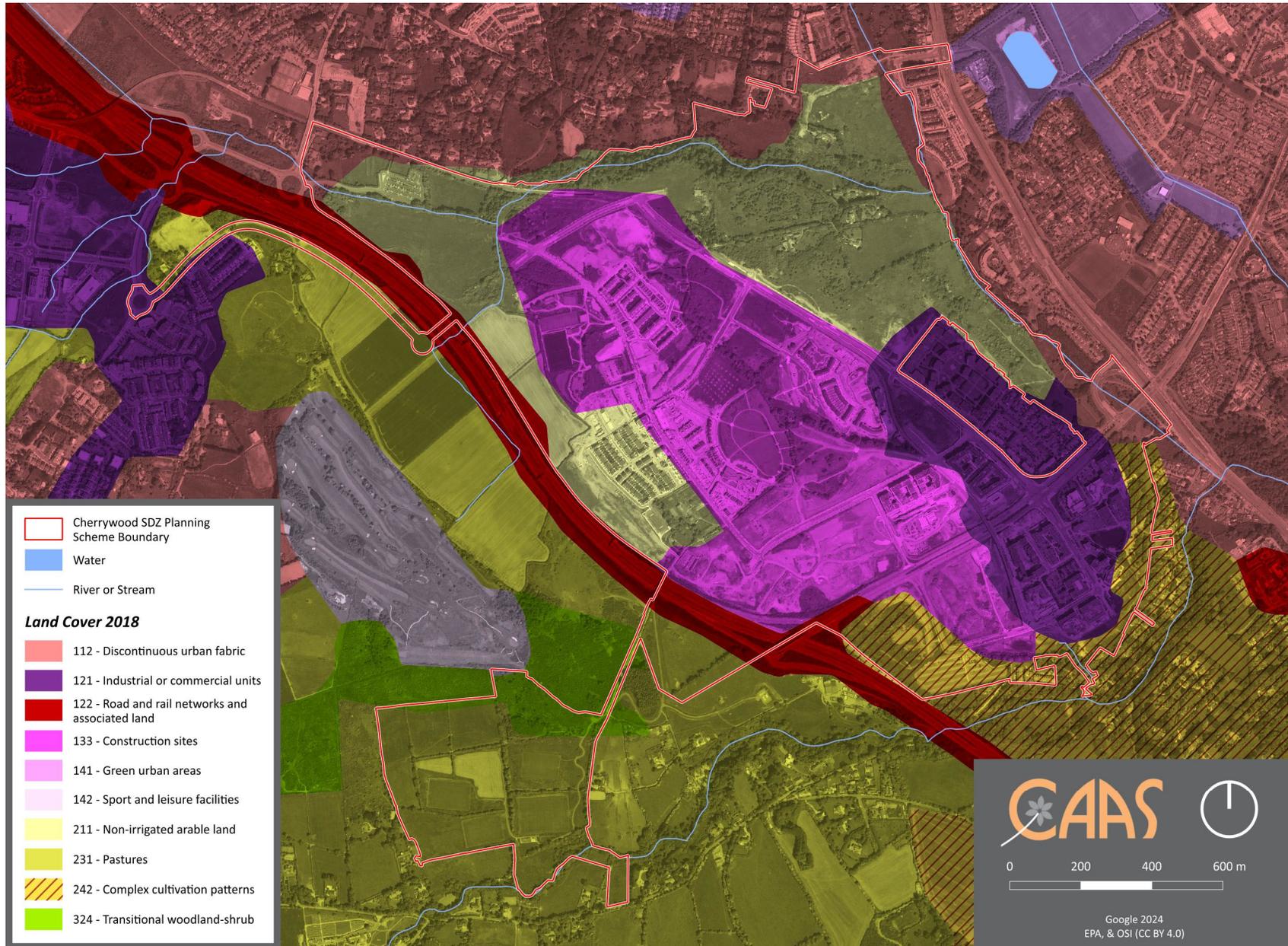


Figure 4.5 CORINE Land Cover Mapping 2018

4.7 Population and Human Health

4.7.1 Population

The purpose of the Review/Amendment would be to assist in the delivery of a vibrant mixed-use sustainable Town Centre for the Cherrywood community. The Review/Amendment will seek to affect a shift in the mix of land use and also towards widening the range of land use but not to change the status of the Town Centre.

The Proposed Amendment will increase the number of max residential units across the Planning Scheme area from circa 10,500 Units to circa 12,800 Units, which is possible due to a new urban design framework and re-alignment and enlarged civic spaces.

The population provided for in the Planning Scheme (as amended) will interact with various environmental components. Potential interactions include:

- Recreational and development pressure on habitats and landscapes;
- Contribution towards increase in demand for waste water treatment at the municipal level;
- Contribution towards increase in demand for water supply and associated potential impact of water abstraction;
- Potential interactions in flood-sensitive areas; and
- Potential effects on water quality.

4.7.2 Human Health

With regard to human health, impacts relevant to the SEA are those which arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors e.g. interactions with human health that could occur in urban locations that experience high-levels of traffic congestion and associated particulate matter and noise emissions to air.

Emission limits for discharges to air, soil and water are set with regards to internationally recognised exposure limit values. These are generally set to be many times the safe exposure limit - in order to provide protection. In the event that a plan or programme began to have adverse health effects on surrounding populations it is likely that it would have been identified as being in breach of such emission standards at a very early stage - and long before the manifestation of any adverse health effects in the population. These factors have been considered with regard to the description of: the baseline of each environmental component; and the identification and evaluation of the likely significant environmental effects of implementing the Planning Scheme (as amended).

Site coverage standards have been utilised by the Planning Scheme in order to avoid the adverse effects of over development on a site and its surrounding area, thereby safeguarding sunlight and daylight within the site and/or on adjoining sites. In mixed use areas such as the Town Centre and three Village Centres, a minimum and maximum site coverage has been utilised, along with height and plot ratio, to guide development to ensure that an appropriate urban form is achieved in each centre. In residential plots the safeguarding of sunlight and daylight is achieved through open space standards and maximum heights. The amendment would improve outcomes for daylight and sunlight to streets, spaces and private amenity areas, and to buildings and activities in the town centre. Supplementary wind microclimate assessments at project level would help to ensure the comfort and safety of pedestrians and cyclists along newly designated activity routes or zones.

4.7.3 Soil

In the absence of mitigation, contaminated materials have the potential to adversely impact upon human health, water quality and habitats and species.

As is the case with other historically developed areas across the country, there is potential for contamination at local sites within the SDZ, especially where land uses occurred in the past in the absence of the high standards of today's environmental protection legislation.

4.7.4 Existing Problems

The number of homes within the SDZ with radon levels above the reference level is within the normal range experienced in other locations across the country⁴⁴.

Parts of the SDZ are vulnerable to adverse effects from changes in the occurrence of severe rainfall events and associated flooding from surface water. Flooding in certain circumstances could pose a risk to human health.

Also refer to the other sections of this report referred to above with respect interactions with other environmental components.

4.8 Soil

Soil is the top layer of the earth's crust. It is formed by mineral particles, organic matter, water, air and living organisms. Soil can be considered as a non-renewable natural resource because it develops over very long timescales. It is an extremely complex, variable and living medium and performs many vital functions including: food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. Soils in any area are the result of the interaction of various factors, such as parent material, climate, vegetation and human action.

To date, there is no legislation which is specific to the protection of soil resources. However, the EU Soil Strategy for 2030 sets out a framework and concrete measures to protect and restore soils, and ensure that they are used sustainably. It sets a vision and

⁴⁴ The greatest health risk from radiation in Ireland is caused by radon. The presence of radon gas, a naturally occurring radioactive gas that originates from the decay of uranium in rocks and soils, occurs across the country. It accounts for more than half of the total radiation dose received by the Irish population. As a known carcinogen, in the same category as tobacco smoke and asbestos it is a cause of lung cancer. Exposure to radon for long periods or at high concentrations can lead to lung cancer. Mapping available at <http://www.epa.ie/radiation/radonmap>

objectives to achieve healthy soils by 2050, with concrete actions by 2030. In 2023, the EU proposed a new Soil Monitoring Law to protect and restore soils and ensure that they are used sustainably.

4.8.1 Soil Types

Main soil types⁴⁵ surrounding the built-up areas⁴⁶ of the SDZ (as mapped on Figure 4.6) are: brown earths (well drained mineral soils, associated with high levels of natural fertility) alluvial soils (associated with alluvial clay, silt or sand river deposits) and lithosol soils (skeletal stony mineral soils, often organic in nature with bare rock outcrops at frequent intervals).

The ecological and infiltration functions of sealed areas are impaired or prevented while surrounding soils may be influenced by change in water flow patterns or the fragmentation of habitats. Most of the soils in the SDZ have not been built upon or sealed off.

The GSI (Geological Survey Ireland) have a suite of data sources available that would be useful in planning and assessing individual projects with regard to the environmental topic(s) of soil and/or material assets. These include:

- Aggregate Potential Mapping;
- Bedrock mapping;
- Quaternary and Physiographic mapping; and
- National Aquifer and Recharge mapping.

4.8.2 County Geological Sites

Geological Survey Ireland coordinate the Irish Geological Heritage Programme, whereby an objective has been set to identify and select sites of geological interest within each county across the country. County Geological Sites

⁴⁵ All soil types belong to a Sub-Group and so in turn to one of the 11 soil Great Groups. Great Groups and Sub-Groups are a hierarchical arrangement of soils used for taxonomical classification (<http://gis.teagasc.ie/soils/soilguide.php>).

⁴⁶ The built-up areas are mainly made up of urban soils. Urban soils are soils, which have been disturbed, transported or manipulated by human activity in the urban environment and are often overlain by a non-agricultural, man-made surface layer that has been produced by mixing, filling or by contamination of land surfaces in urban and suburban areas.

(CGSs) do not receive statutory protection like Natural Heritage Areas but receive an effective protection from their inclusion in the planning system. The audit of County Geological Sites in Dún Laoghaire-Rathdown was completed in 2014 and identified 12 County Geological Sites. There are no County Geological Sites occurring within the SDZ.

4.8.3 Landslides

The term "landslide" describes a wide variety of processes that result in the downward and outward movement of materials such as rock, debris, earth, mud and peat under the force of gravity. Issues such as existing ground conditions, slope stability and storage of excavated material have the potential to influence susceptibility to landslides/bog bursts. The potential impacts of landslides include loss of human life/injury, flooding, pollution of watercourses and impacts upon aquatic biodiversity.

There are no landslide events recorded within the SDZ. The GSI have identified⁴⁷ the SDZ as having mainly low levels of landslide susceptibility.

4.8.4 Potentially Contaminated Lands and Landfill Sites

In the absence of mitigation, contaminated materials have the potential to adversely impact upon human health, water quality and habitats and species. As is the case with other urban, semi-urban and port areas across the country, there is potential for contamination at sites within the SDZ, especially where land uses occurred in the past, in the absence of environmental protection legislation.

4.8.5 Existing Problems

Legislative objectives governing soil were not identified as being conflicted with.

⁴⁷ <https://www.gsi.ie/en-ie/programmes-and-projects/geohazards/projects/Pages/Landslide-Susceptibility-Mapping.aspx>

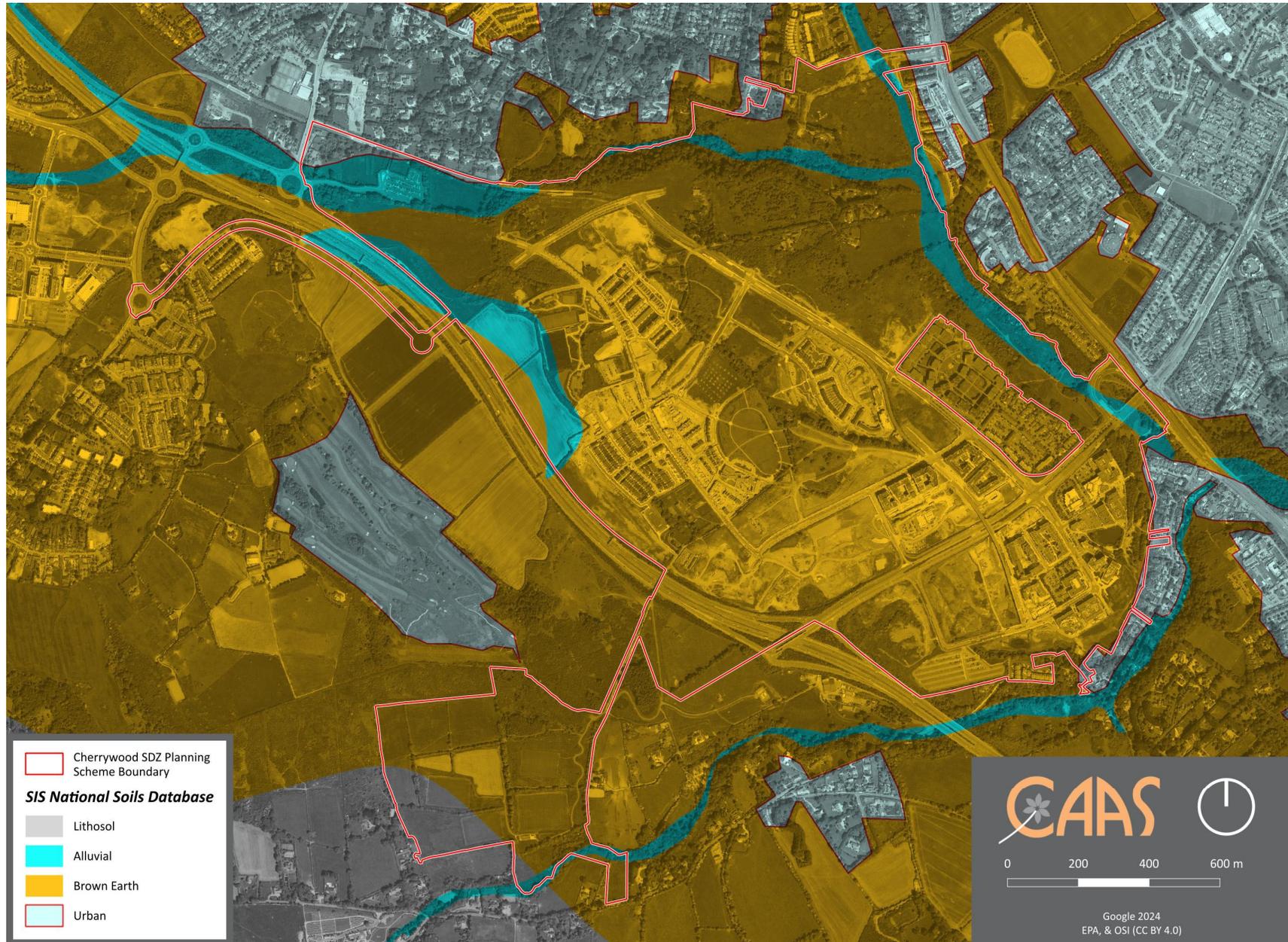


Figure 4.6 Soil Types

4.9 Water

4.9.1 The Water Framework Directive

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving *good status*. All public bodies are required to coordinate their policies and operations so as to maintain the *good status* of water bodies that are currently unpolluted and improve polluted water bodies to *good status*.

Article 4 of the WFD sets out various exemptions for deterioration in status caused as a result of certain physical modifications to water bodies. This is provided: all practicable mitigation measures are taken; there are reasons of overriding public interest or the benefits to human health, safety or sustainable development outweigh the benefits in achieving the WFD objective; there are no better alternatives; and the reasons for the physical modification are explained in the River Basin Management Plan.

The EU's Common Implementation Strategy Guidance Documents No. 20 and 36 provide guidance on exemptions to the environmental objectives of the WFD.

For the purpose of assessment, reporting and management, water is divided into groundwater, rivers, lakes, estuarine waters and coastal waters which are in turn divided into specific, clearly defined water bodies.

4.9.2 Zone of Influence

The zone of influence of the Proposed Amendment with respect to impacts upon waters can be estimated to be all groundwater and surface water bodies that are downstream of catchments which drain the Planning Scheme area.

4.9.3 Surface Water Drainage

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

Surface water at and around the SDZ is channelled by rivers, streams and their tributaries. The northern and eastern fringes of the SDZ are traversed by the Carrickmines Stream while the southern fringe is traversed by the Loughlinstown River. The Carrickmines Stream meets with the Loughlinstown River to the immediate east of the Planning Scheme area's south eastern boundary.

4.9.4 Surface Water Status

The WFD defines 'overall surface water status' as the general expression of the status of a body of surface water, determined by the poorer of its ecological status and its chemical status. Thus, in order to achieve 'good surface water status' both the ecological status and the chemical status of a surface water body need to be at least 'good'.

The ecological status is an expression of the structure and functioning of aquatic ecosystems associated with surface waters. Such waters are classified as of 'good ecological status' when they meet Directive requirements.

Chemical Status is a pass/fail assignment with a failure defined by a face-value exceedance of an Environmental Quality Standards (EQS) for one or more Priority Action Substances (PAS) listed in Annex X of the Water Framework Directive (WFD). The EQS values for individual PAS substances are set at European level. Good surface water chemical status means that concentrations of pollutants in the water body do not exceed the environmental limit values specified in the Directive.

The current WFD (2016-2021) status⁴⁸ of the rivers and streams draining the SDZ is good (identified by the EPA as: 'Carrickmines Stream_10' and 'Shanganagh_10') and *poor* (identified by the EPA as 'Kill of the Grange Stream_10'). Subject to exemptions provided for by Article 4 of the WFD, some of these water bodies will need improvement in order to comply with the objectives of the WFD. Figure 4.7 illustrates the WFD surface water status within and surrounding the SDZ.

The Kill of the Grange Stream is currently identified in the combined 2016-2021 data as being at risk of not meeting the WFD's objectives due to damage caused by significant pressures related to⁴⁹:

- **Urban wastewater pressures**, which may include direct discharge of nutrients from urban wastewater treatment plants and discharge from combined storm overflows or storm water overflows. Discharges of elevated concentrations of phosphorus, ammonium and nitrogen impact on the ecology of surface waters;
- **Urban run-off pressures**, which may include leaking sewers and run-off from paved and unpaved areas and misconnections where private foul connections are connected to storm sewers instead of the foul sewer network;
- **Anthropogenic pressures**, which may include: water abstractions; invasive species; agriculture; use of fertilizers, manures and pesticides; animal husbandry activities; inefficient irrigation practices; deforestation of woods; aquaculture; pollution due to industrial effluents and domestic sewage; and recreational activities. Hydromorphological and anthropogenic pressures are identified together in many instances; and
- **Hydromorphological pressures**, which may include: modifications to the physical habitat conditions or the natural functioning of a waterbody which can impact on ecology, caused by dredging and straightening of rivers (channelisation), land drainage or hard

infrastructure such as dams, weirs, culverts or other obstructions.

4.9.5 Groundwater Status

Groundwater is stored in the void spaces in underground layers of rock, or aquifers. These aquifers are permeable, allowing both the infiltration of water from the soils above them and the yielding of water to surface and coastal waters. Groundwater is the part of the subsurface water that is in the saturated zone - the zone below the water table, the uppermost level of saturation in an aquifer at which the pressure is atmospheric, in which all pores and fissures are full of water.

For groundwater bodies, the approach to classification is different from that for surface water. For each body of groundwater, both the chemical status and the quantitative must be determined. Both have to be classed as either *good* or *poor*. The WFD sets out a series of criteria that must be met for a body to be classed as good chemical and quantitative status.

The WFD status (2016-2021) of all groundwater underlying the SDZ (mapped on Figure 4.7) is currently identified as being of *good* status and meeting the objectives of the WFD.

4.9.6 Aquifer Vulnerability and Productivity

The GSI rates groundwaters according to both their productivity and vulnerability to pollution.

Aquifer vulnerability refers to the ease with which pollutants of various kinds can enter into groundwater. The aquifers underlying the SDZ (mapped on Figure 4.8) are classified mainly as being of "moderate" and "high" vulnerability, while "extreme" or "extreme (rock at or near surface or karst)" and "low" vulnerability are identified in some parts within and surrounding the SDZ.

The GSI also rates aquifers based on the hydrogeological characteristics and on the value of the groundwater resource. This is referred to as aquifer productivity and is mapped on Figure 4.9. Aquifers in the vicinity of the SDZ are classified as being 'Locally Important Aquifer Bedrock which is Moderately Productive only in Local Zones' and 'Poor

⁴⁸ As per EPA's WFD Status 2016-2021 classification (<https://gis.epa.ie/EPAMaps/>).

⁴⁹ <https://gis.epa.ie/EPAMaps/Water>

Aquifer Bedrock which is Generally Unproductive except for Local Zones’.

4.9.7 WFD Registers of Protected Areas

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

The WFD requires that these RPAs contain: areas from which waters are taken for public or private water supply schemes; designated shellfish production areas; bathing waters; areas which are affected by high levels of substances most commonly found in fertilizers, animal and human wastes - these areas are considered nutrient sensitive; areas designated for the protection of habitats or species e.g. Salmonid areas, Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Also refer to Section 4.6.6.

The surfaces water bodies (Shanganagh River) and the groundwater bodies underlying the SDZ are used for drinking water abstraction in accordance with European Communities (Drinking Water) (No. 2) Regulations 2007 (S.I. No. 278/2007) and are identified on the RPA for Groundwater for Drinking Water and RPA for Drinking Water Rivers, as mapped on Figure 4.10.

4.9.8 Flooding

The Planning Scheme to which the Proposed Amendment relates was informed by a Strategic Flood Risk Assessment (SFRA) undertaken in compliance with the ‘The Planning System and Flood Risk Management Guidelines for Planning Authorities’ (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Scheme.

The lands subject to Proposed Amendment No. 11 remain outside Zones A or B, as per the original SFRA prepared for the Cherrywood Scheme. Whilst there is a slight change of land use for some of the Town Centre and Environs Superblocks, these modifications do not alter the established flood-risk profile for the area

and are considered fully compliant with the Flood Risk Management Guidelines. As the amendments give rise to no new or increased flood risk, the findings and conclusions of the original Strategic Flood Risk Assessment prepared for the Cherrywood SDZ Planning Scheme, 2014 (as amended) remain valid. Accordingly, no further Strategic Flood Risk Assessment is required to be undertaken for the Proposed Amendment.

The most significant source of flood risk within the SDZ is from fluvial sources (from rivers and streams). There are other sources of flooding present, including from pluvial (rainwater) and from surface drainage systems sources.

4.9.9 Existing Problems

Subject to exemptions provided for by Article 4 of the WFD, based on available water data, the recorded status of certain surface and groundwater bodies will need improvement in order to comply with the objectives of the WFD. The Proposed Amendment/Planning Scheme (as amended) includes provisions that will contribute towards improvements in the status of waters.

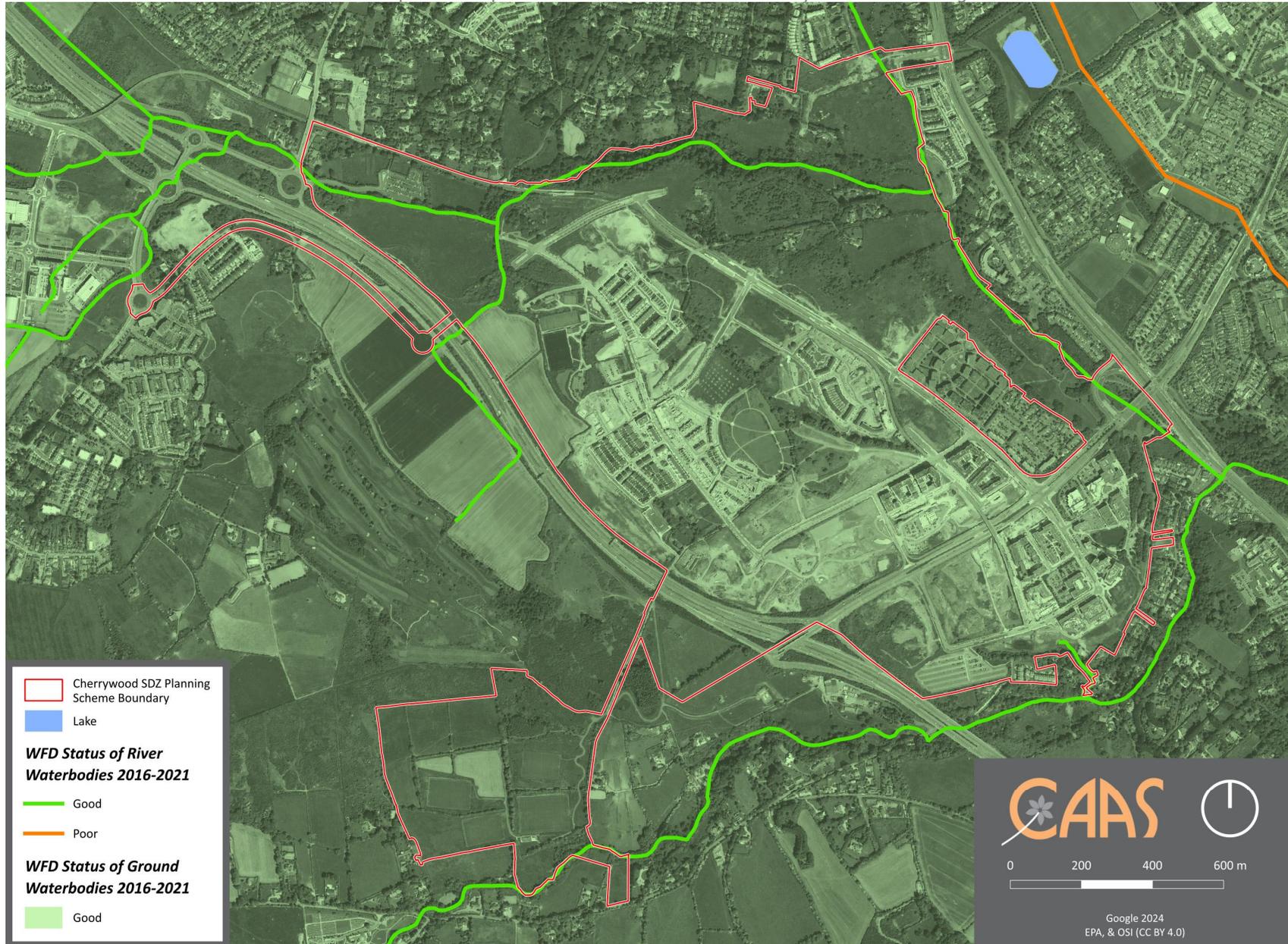


Figure 4.7 WFD Status of Surface and Ground Waterbodies (2016-2021)

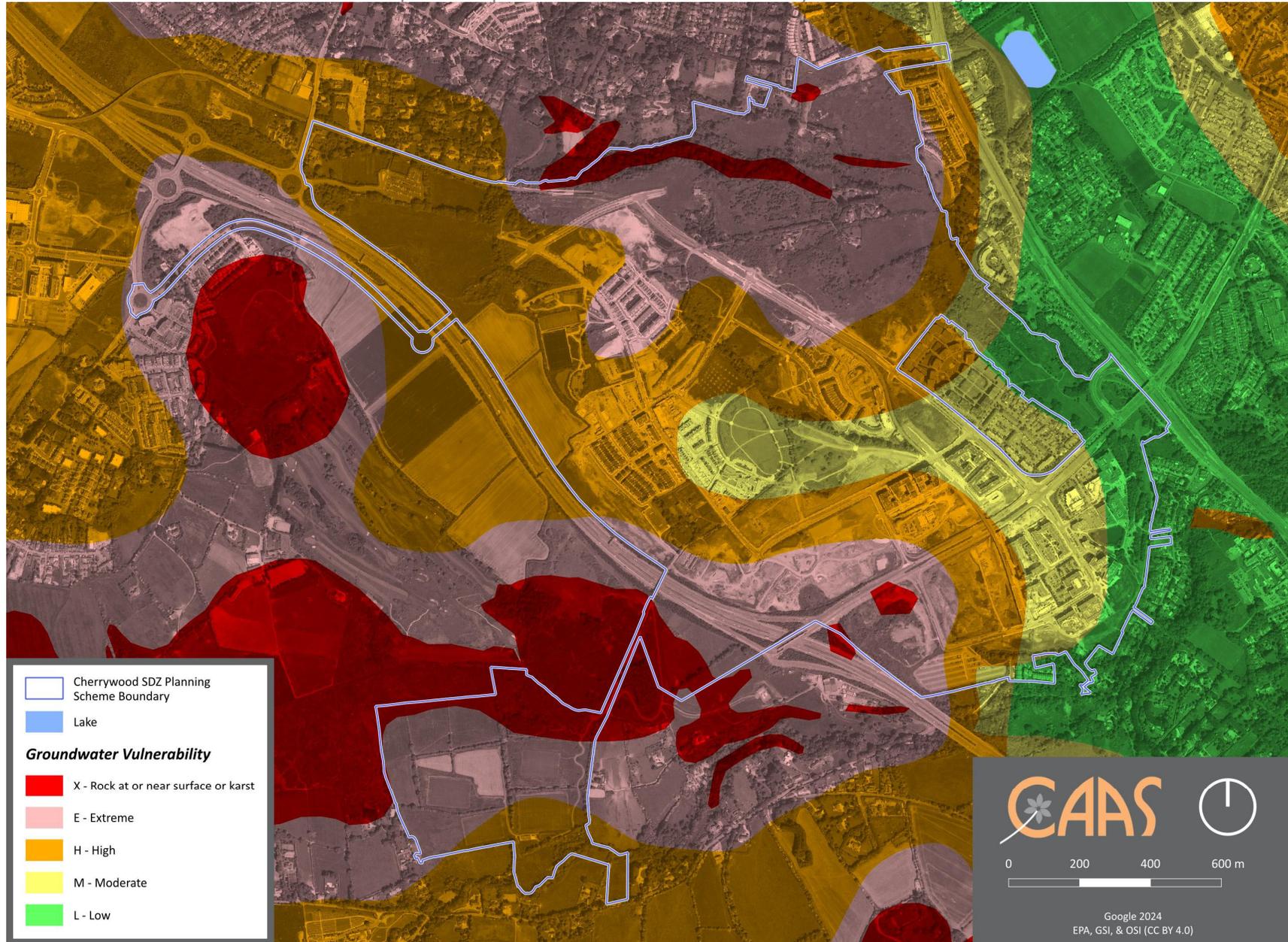


Figure 4.8 Groundwater Vulnerability

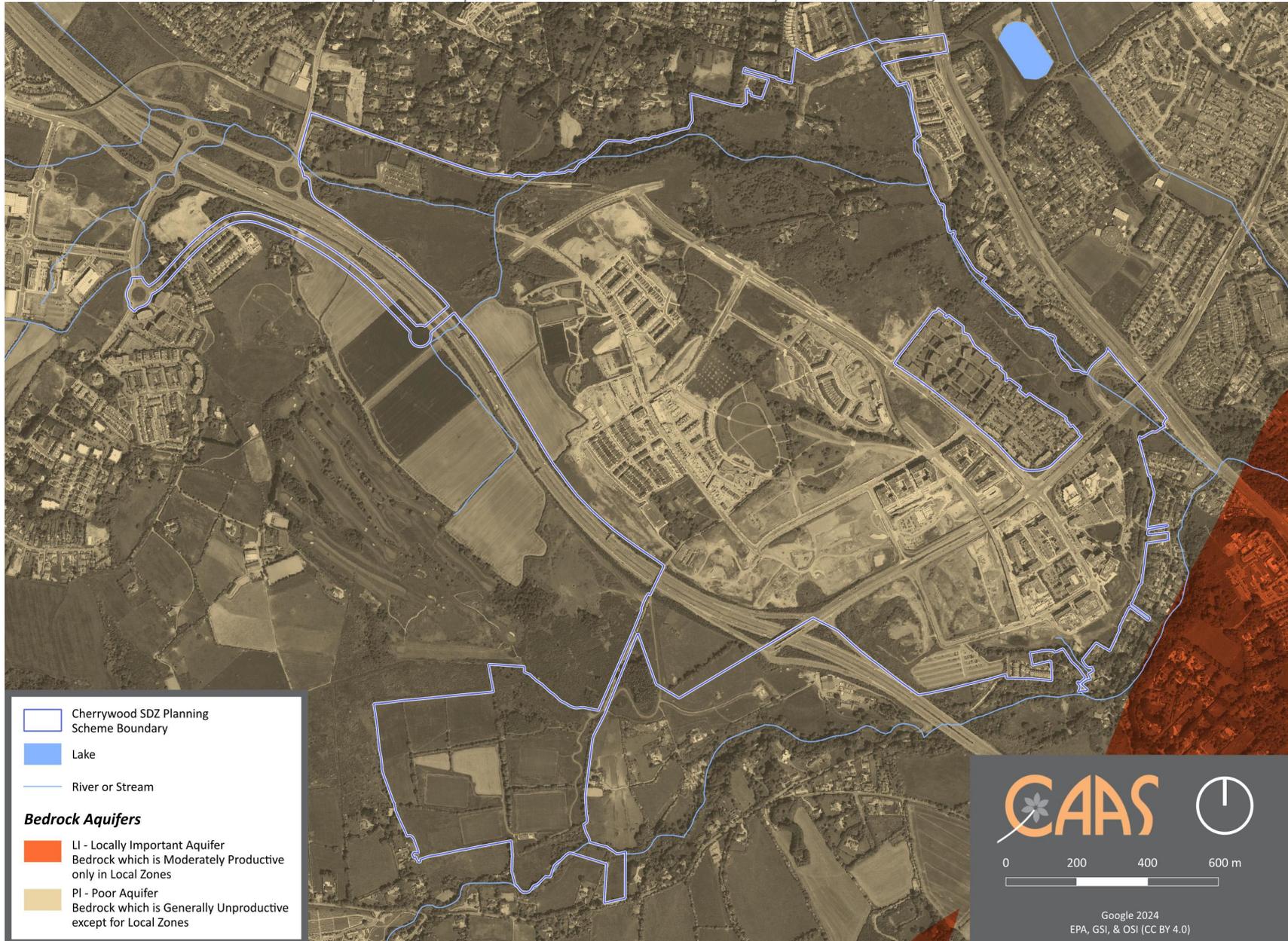


Figure 4.9 Aquifer Productivity

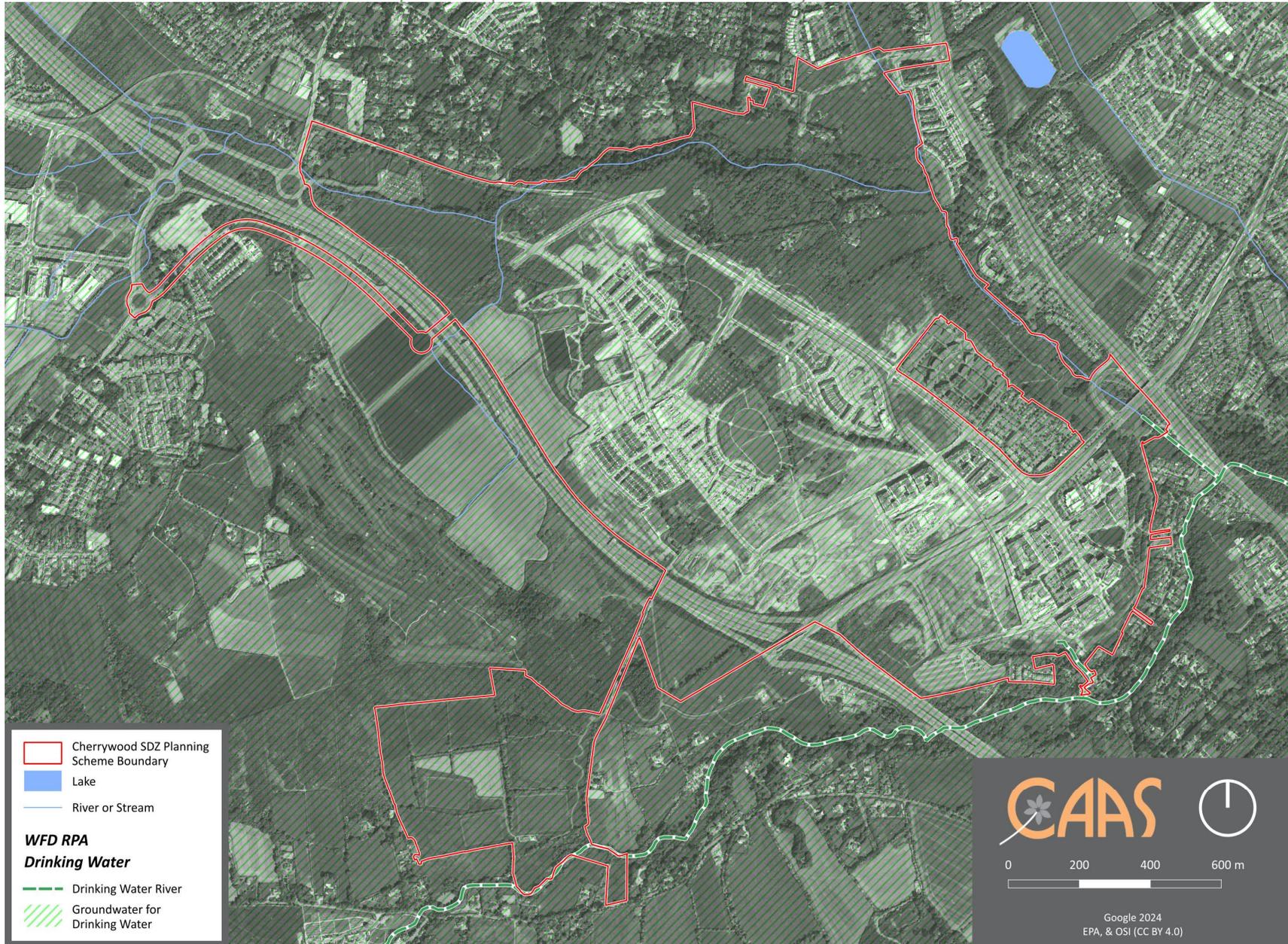


Figure 4.10 Entries to the WFD RPA for Drinking Water

4.10 Air and Climatic Factors

4.10.1 Climatic Factors⁵⁰

Interactions with climatic factors are also present with other environmental components including water/flooding (see Section 4.9.8).

Total emissions of greenhouse gases by humans come from various sectors including transport, agriculture, energy industries, manufacturing combustion, industrial processes, residential developments, commercial services developments, waste management processes and fluorinated gases equipment (such as refrigeration and fire protection systems).

In 2023, Ireland's greenhouse gas emissions are estimated to be 55.01 million tonnes carbon dioxide equivalent (Mt CO₂ eq), which is 6.8% lower (or 4.00 Mt CO₂ eq) than emissions in 2022 (59.00 Mt CO₂ eq) and follows a 2.0% decrease in emissions reported for 2022. Emissions are 1.2% below the historical 1990 baseline for the first time in 33 years.

In 2023, emissions in the stationary EU Emissions Trading System emissions (covering emissions from sectors including Agriculture, Transport, Energy, Industries, Residential, Manufacturing Combustion and Industrial Processes) decreased by 17%. When land use, land-use change and forestry is included, total national emissions decreased by 3.8%.

Emissions under the Effort Sharing Regulation (covering emissions from the electricity and heat generation, industrial manufacturing and aviation sectors) decreased by 3.4%.

Decreased emissions in 2023 compared to 2022 were observed in the largest sectors except for transport which showed an increase of 0.3%.

The EPA's 2025 publication *Ireland's Greenhouse Gas Emission Projections 2024-*

⁵⁰ This section uses information from the provisional 1990-2023 inventory data (updated July 2024), available at epa.ie

2055 provides an updated assessment of Ireland's total projected greenhouse gas emissions to 2055, using the latest Inventory data for 2023⁵¹ as the starting point. The report provides an assessment of Ireland's progress towards achieving its national ambitions under the Climate Action and Low Carbon Development (Amendment) Act 2021 and EU emission reduction targets for 2030 as set out under the Effort Sharing Regulation⁵². Key findings identified as part of the report are that:

- Ireland is not on track to meet the 51 per cent emissions reduction target (by 2030 compared to 2018) which include many 2024 Climate Action Plan measures. Greenhouse gas emissions are projected to be 9 to 23 per cent lower by 2030 (compared to 2018) which places Ireland further from the 2030 national climate target compared to previous assessments.
- Budget period 1 (2021-2025) of 295 Mt CO₂eq is projected to be exceeded by between 8 to 12 Mt CO₂eq. Budget period 2 (2026-2030) of 200 Mt CO₂eq is also expected to be exceeded by a significant margin of 77 to 114 Mt CO₂eq (with carryover from Budget period 1).
- Sectoral emissions ceilings for 2030 are projected to be exceeded by the Buildings, Electricity, Industry and Transport sectors; and met by the sector 'Other'. A direct comparison of emissions in the Agriculture sector against its Sectoral Emission Ceilings is no longer viable due to significant refinement of the Agriculture inventory.
- Ireland is not projected to meet its EU target, set under the Effort Sharing Regulation, of a 42 per cent emissions reduction by 2030 (compared to 2005) even with flexibilities applied. This assessment shows that greenhouse gas emissions will be reduced by 10 to 22 per cent by 2030 (compared to 2005) without the use of flexibilities

⁵¹<https://www.epa.ie/publications/monitoring--assessment/climate-change/air-emissions/irelands-final-greenhouse-gas-emissions-1990-2023.php>

⁵² Regulation (EU) 2018/842 of on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement.

and by 13 to 26 per cent with the use of flexibilities.

- Additional measures and accelerated implementation of existing measures is necessary to meet both National and EU targets. Projected gaps to National and EU 2030 targets reported this year are larger than last year due to more conservative delivery of measures and associated estimates of emission reductions by 2030.
- From 21.4 Mt CO₂eq in 2018, total emissions from the Agriculture sector are projected to be between 18.0 and 21.6 Mt CO₂eq in 2030 (a 16 per cent reduction in the *With Additional Measures* "WAM" and 1 per cent increase in *With Existing Measures* "WEM"). Without full implementation of all planned policies and measures, there will be a net increase in emissions in this sector by 2030.
- Transport emissions are projected to decrease from 12.3 Mt CO₂eq in 2018 to between 9.7 Mt CO₂eq and 11.2 Mt CO₂eq in 2030 (a 9 to 21 per cent reduction). Measures that are projected to contribute to greater emissions reductions include 640,000 electric vehicles by 2030 and avoid/shift measures such as a 50 per cent increase in daily active travel journeys.
- From 10.6 Mt CO₂eq in 2018, emissions from the Energy Industries sector are projected to decrease to between 3.4 and 4.4 Mt CO₂eq in 2030 (a 59 to 68 per cent reduction). Renewable energy generation at the end of the decade is projected to range from 60 to 68 per cent of electricity generation.
- Emissions from the Residential Sector arise from fuel combustion for domestic space and hot water heating. These are projected to decrease from 7.0 Mt CO₂eq in 2018 to between 5.7 and 5.4 Mt CO₂eq in 2030 (a 19 to 22 per cent reduction). 571,000 domestic heat pumps are projected to be installed by 2030.
- Total emissions from the Land Use, Land Use Change and Forestry (LULUCF) sector are projected to increase over the period 2018 to 2030 by between 1.5 and 3.8 Mt CO₂eq (an increase of 39 to 95 per cent). It is

unlikely with current planned measures that the target set under the EU LULUCF Regulation, and included in Climate Action Plan 2024, will be met. It is unlikely with current planned measures that the target set under the EU LULUCF Regulation, and included in Climate Action Plan 2024, will be met.

- The ten Policies and Measures (WEM and WAM) estimated to achieve the largest potential GHG emission reductions in 2030 account for over three quarters of the total potential GHG emission reduction in 2030.

4.10.2 Climate Mitigation and Adaptation

Climate mitigation describes the action to reduce the likelihood of climate change occurring or reduce the impact if it does occur. This can include reducing the causes of climate change (e.g. emissions of greenhouse gases) as well as reducing future risks associated with climate change.

The National Climate Action Plan 2025 is the third statutory update to the plan since the Climate Action and Low Carbon Development (Amendment) Act 2021 was signed into law, committing Ireland to 2030 and 2050 targets for reducing greenhouse gas emissions. It builds on Climate Action Plan 2024, outlining how Ireland will accelerate the actions required to respond to the climate crisis, putting climate solutions at the centre of Ireland's social and economic development.

Climate adaptation is a change in natural or human systems in response to the impacts of climate change. These changes moderate harm or exploit beneficial opportunities and can be in response to actual or expected impacts.

The National Adaptation Framework (2024) aims to create a unified approach involving both government and society to adapt to climate change. It outlines how various sectors and local authorities can implement adaptation measures to minimise Ireland's vulnerability to climate change's adverse effects while taking advantage of any beneficial impacts. The Framework emphasises the importance of integrating adaptation strategies into all levels

of policy making, infrastructure development, and local planning.

The Dún Laoghaire-Rathdown Climate Action Plan 2024-2029 sets out how the local authority can promote a range of mitigation, adaptation and other climate action measures, to help deliver on the national climate obligations and the Government's overall National Climate Objective, which seeks to pursue and achieve, by no later than the end of 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. The Plan sets out to achieve, by no later than the end of 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral County. Aligned to the Government's National Climate Objective (as set out in the National Climate Action Plan), the new Plan outlines mitigation and adaptation climate action measures across the following six thematic areas - Energy and Buildings, Transport, Flood Resilience, Nature Based Solutions, Circular Economy and Resource Management and Citizen Engagement.

4.10.3 Alternative Fuels and Renewable Electricity Generation Targets

The use of alternative fuels, including electricity, forms a significant part of government policy to reduce transport emissions. The Planning Scheme (as amended) facilitates a mode shift away from the private car to public transport, walking and cycling and provisions relating to electric vehicles. This will contribute towards reductions in the consumption of non-renewable energy sources and achievement of legally binding renewable energy targets.

The first Renewable Energy Directive (RED)⁵³ was the most important legislation influencing the growth of renewable energy in the EU and Ireland for the decade ending in 2020. From 2021, RED was replaced by the second Renewable Energy Directive (REDII)⁵⁴, which continues to promote the growth of renewable

energy out to 2030. RED set out two mandatory targets for renewable energy in Ireland to be met by 2020, while REDII sets new targets and criteria to be met by Ireland in 2030 and the interim.

The overall renewable energy share is referred to as the overall RES target. REDII introduced a binding EU-wide target for overall RES of 32% in 2030 and requires Member States to set their national contributions to the EU-wide target. As per the National Energy and Climate Plan (NECP) 2021-2030, Ireland's overall RES target is 34.1% in 2030. The sectoral targets are referred to as RES-E (electricity), RES-T (transport) and RES-H (heat). Ireland's NECP 2021-2030 set targets for RES-E of 70%, RES-H of 24% and RES-T of 14%, by 2030.

Given the need to speed up the EU's clean energy transition, the REDII was revised in 2023. The amending Directive EU/2023/2413 (REDIII) entered into force on 20 November 2023. REDIII sets an overall renewable energy target of at least 42.5% binding at EU level by 2030 - but aiming for 45%. RED III has increased the RES-T target to 29%. RED III also changed the scope of the RES-T to include additional forms of transport.

As per the updated National Energy and Climate Plan (NECP) 2021-2030, Ireland's overall RES target is 43% for 2030. The NECP includes RES trajectories for transport - 16.3% with existing measures and 18.2% with additional measures.

Greater use of alternative fuels, including renewable energy, has the potential to contribute towards energy security.

4.10.4 Ambient Air Quality

In order to protect human health, vegetation and ecosystems, EU Directives set down air quality standards in Ireland and the other Member States for a wide variety of pollutants. These pollutants are generated through fuel combustion, in space heating, traffic, electricity generation and industry and, in sufficient amounts, could affect the well-being of the areas inhabitants.

The new Directive on ambient air quality and cleaner air for Europe (2024/EC) simplifies EU

⁵³ Directive 2009/28/EC on the promotion of the use of energy from renewable sources.

⁵⁴ Directive (EU) 2018/2001 on the promotion of the use of energy from renewable resources (recast).

rules on ambient air quality by merging the two existing EU directives into one⁵⁵. Its goal is to bring quality standards in line with the World Health Organization (WHO) recommendations. The Directive introduces stricter limits on key air pollutants, aligning EU standards more closely with World Health Organization guidelines. The revised Directive prioritises the health of EU citizens: it sets new air quality standards for pollutants to be reached by 2030 which are more closely aligned with the WHO air quality guidelines. Those pollutants include, among others, particulate matter PM₁₀ and PM_{2.5}, nitrogen dioxide and sulphur dioxide, all known to cause respiratory problems.

The EU Directive include details regarding how ambient air quality should be monitored, assessed and managed. In order to comply with the directive mentioned above, the EPA measures the levels of a number of atmospheric pollutants. For the purposes of monitoring in Ireland, four zones are defined in the Air Quality Standards Regulations 2002 (S.I. No. 271 of 2002).

The EPA's (2025) *Air Quality in Ireland 2024 Report* is based on data from Ireland's extensive air monitoring network of 115 stations. It reveals that, while Ireland currently meets EU air quality standards, it is projected to fall short of the stricter air quality standards set for 2030 under the new Ambient Air Quality Directive. The new EU Directive, part of the Zero Pollution Action Plan, aims to reduce premature deaths from air pollution by 55% by 2030. Ireland faces significant challenges in meeting these targets, with projected compliance levels of only 93 per cent for fine particulates (PM_{2.5}) and 78% for nitrogen dioxide (NO₂). Ireland also continues to fall short of achieving the more stringent World Health Organization health-based 2040 guidelines for several key pollutants. The report identifies that the primary sources of air pollution in Ireland are solid fuel burning and traffic emissions. The European Environment Agency estimates that in Ireland, more than 1,700 premature deaths annually are attributable to air pollution.

The four Dublin Local Authorities – Dublin City Council, Dún Laoghaire-Rathdown County

Council, Fingal County Council and South Dublin County Council are committed to protecting and enhancing air quality across the Dublin region. The exceedance of the EU limit value for nitrogen dioxide in the Dublin region in 2019 necessitated the preparation of the Dublin Region Air Quality Plan 2021 - Air Quality Plan to improve Nitrogen Dioxide levels in Dublin Region.

In order to apply with European Directives relating to air quality, the EPA manages the National Ambient Air Quality Network and measures the levels of a number of atmospheric pollutants at monitoring stations across the country.⁵⁶ There is no such station within the SDZ and the closest station is in Dún Laoghaire.

4.10.5 Noise

Noise is unwanted sound. The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing EU policy on noise reduction from source. The Directive requires competent authorities in Member States to:

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

Under the EU Environmental Noise Directive, which was transposed into Irish law through the European Communities (Environmental Noise) Regulations 2018 (as amended), Strategic Noise Maps and Noise Action Plans

⁵⁵ Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC and Fourth Daughter Directive 2004/107/EC

⁵⁶ For more detail on current daily air quality data refer to: <https://gis.epa.ie/EPAMaps/>.

are required to be made or revised every five years.

Noise Action Plans have been prepared for each local authority area within the country. The Dublin Agglomeration Noise Action Plan 2024 – 2028 is a combined plan for the agglomeration of Dublin covering six Action Planning Authorities (APAs) including Dún Laoghaire-Rathdown County Council. The Plan is structured in two parts as follows:

- Sections 1 to 9 – sections covering overarching principles, policy, methodologies etc with all sections relevant to all APAs.
- Sections 10 to 15 – separate sections for each agglomeration APA which includes specifics on their administrative area such as details of Priority Important Areas (PIAs), candidate Quiet Areas (CQAs) and measures. Section 10 is the relevant section for Dublin City Council.

The purpose of the Noise Action Plan is to avoid, prevent and reduce, on a prioritised basis the harmful effects, including annoyance due to the long-term exposure to environmental noise.

The Noise Study undertaken to inform the Planning Scheme found that the main source of noise at the SDZ lands is the M50 and that other road national/local roads and light rail sources also contribute to the overall noise environment and these sources. Informed by these noise considerations and contributing towards the protection of human health, the Planning Scheme generally provides Commercial and Employment Uses along the M50.

4.10.6 Existing Problems

Significant progress is being made in the reductions of greenhouse gas emissions; however, Ireland is not on track to meet the 51% emissions reduction target (by 2030 compared to 2018) based on the projections contained in the latest (2025) assessment.

The Climate Change Advisory Council's *Annual Review 2025* outlines Ireland's commitment to achieving climate resilience by 2050, emphasizing the need for effective adaptation measures and coordinated government action,

however, it points out that significant gaps remain in preparedness for extreme weather events, particularly in critical infrastructure such as electricity, water, and communication networks. The National Climate Change Risk Assessment and revised National Planning Framework are positive developments, but implementation of adaptation measures is urgently needed. The Review details that four sectors (Transport, Flood Risk Management, Built and Archaeological Heritage, and Local Government) demonstrated good overall progress, four showed moderate progress (Agriculture, Forestry and Seafood, National Adaptation Framework, Electricity and Gas Networks, and Water Quality and Water Services Infrastructure), two showed limited progress (Communications Networks and Health), and one sector (Biodiversity) showed no progress and supplied insufficient evidence.

The overall results showed a slight decline compared with the results in 2024 review; however, the transport sector was one of the four sectors that demonstrated good overall progress in the 2025. The transport sector has made significant progress in climate adaptation, particularly in enhancing infrastructure resilience and exploring innovative solutions. However, the Review emphasizes the need for sustained investment, improved planning, and stronger cross-border collaboration to address vulnerabilities and ensure long-term resilience in the face of increasing climate risks.

Air quality and noise present challenges, especially in urban areas, as detailed under the relevant sub-sections above. With regard to air quality, air pollution from transport is dominated by NO_x emissions. Of these, NO₂ is particularly impactful from a health perspective. The Planning Scheme (as amended) will help to facilitate reductions in emissions and a transition from dependence on fossil fuel combustion powered transport.

4.11 Material Assets

Other material assets, in addition to those detailed below, covered by the SEA include archaeological and architectural heritage (see Section 4.12) natural resources of economic value, such as water and air (see Sections 4.9 and 4.10).

4.11.1 Water Services

The Proposed Amendment has been informed by the accompanying Services Infrastructure Report. As identified in the Amendment, the provision of adequate water supply and wastewater infrastructure shall be regulated by Uisce Éireann. As is normal for developments of the town centre scale involved, accompanying new water services infrastructure and upgrades to existing infrastructure will be essential.

4.11.1.1 Wastewater

The EPA's 2025 report '*Urban Waste Water Treatment in 2024*' identified that:

- 14 areas that failed the Directive's treatment standards must be brought into compliance.
- 15 towns and villages discharging raw sewage daily must be connected to treatment plants.
- 6 sewers are prioritised to reduce overflows and address a European Court of Justice ruling.
- 34 priority areas are targeted for improvements to restore the quality of local waters.
- 2 collecting systems must be upgraded to prevent pollution at poor quality bathing waters.
- 10 areas need treatment to improve to protect freshwater pearl mussel habitats.
- 5 coastal towns and villages are targeted for improvements to protect shellfish waters.

Based on the EPA's assessment of monitoring information provided by Uisce Éireann and the enforcement activities carried out by the EPA, this report identifies urban areas with the most important environmental issues that must be addressed.

From January 2014, Irish Water, now Uisce Éireann, became responsible for all public water services, involving the supply of drinking water and the collection, treatment and disposal of wastewater. Uisce Éireann is also responsible for the treatment and disposal of the sludge that is generated from both its water and waste water treatment plants. The Council is an agent of Uisce Éireann for operations and remains the designated Water Authority for the assessment and approval of

on-site wastewater treatment systems and are responsible for surface water drainage in the SDZ.

The provision of well-maintained quality wastewater treatment infrastructure is essential to facilitate sustainable development of the town while also protecting the environment and public health. Uisce Éireann is now responsible for the collection, treatment and disposal of waste water where public wastewater facilities exist in towns and villages.

Uisce Éireann, working in partnership with Dún Laoghaire-Rathdown County Council, is making investments to undertake essential upgrade works to waste water treatment plants in towns and villages across the County. The upgrading of infrastructure will contribute towards compliance with the Water Framework Directive, EU Urban Waste Water Treatment Directive and Drinking Water Regulations and will help to protect human health and maintain the quality of surface and ground waters.

4.11.1.2 Wastewater Infrastructure

Foul sewerage within the SDZ discharges to the Shanganagh Wastewater Treatment Plant (WWTP), which is located approximately 2 km to the east. The WWTP has been upgraded as part of the Shanganagh-Bray Wastewater Project, to cater for existing and all projected future catchment development flows. Both future development areas of Cherrywood and Rathmichael are serviced by the existing foul sewer network infrastructure. A trunk sewer known as the 'Carrickmines Trunk Sewer' was constructed along the valley of the Carrickmines River through the Cherrywood SDZ area in 1996. This sewer, which ranges in diameter from 600mm to 900mm in the Planning Scheme area, also serves Stepside, Ballyogan, Carrickmines and parts of Cabinteely. This sewer is also designed to carry flows (existing and predicted flows) from the Glenamuck/Kiltarnan LAP area.

Shanganagh-Bray WWTP (Reg. No. D0038), with a design capacity of 186,000 PE was identified by the EPA as fully compliant with the Emission Limit Values as set out in the

Wastewater Discharge Licence⁵⁷ and, as indicated by Uisce Éireann, has spare treatment capacity available⁵⁸.

4.11.1.3 Water Supply

With regards to local water supply, the Cherrywood Planning Scheme notes the presence of an existing reservoir nearby at Rathmichael, which is at a suitable elevation and has the potential to provide sufficient local storage to service the full extents of the Cherrywood TCE. However, as noted in the Planning Scheme, the supply to this reservoir is currently inadequate, namely due to its reliance on Roundwood Water Treatment Works. Therefore, as the solution to such supply difficulties are outside the direct control of DLRCC, resolving this issue will require the involvement of Dublin City Council, Uisce Éireann, and the Department of the Housing, Local Government and Heritage.

Uisce Éireann is responsible for providing and maintaining adequate public water supply infrastructure throughout County Dún Laoghaire-Rathdown.

Dún Laoghaire-Rathdown falls within the Water Supply Zone for the Greater Dublin Area and, as indicated by Uisce Éireann, has potential spare capacity available to meet 2034 population targets, however, the level of service improvement is required. Leakage reduction and/or capital investment will be required to maintain/improve levels of service as demand increases. These proposals will be developed and prioritised through the National Water Resources Plan and investment planning process⁵⁹.

Under Section 58 of the Environmental Protection Agency Act 1992, the EPA is required to collect and verify monitoring results for all water supplies in Ireland covered by the European Communities (Drinking Water) Regulations, 2000. The EPA publishes their results in annual reports that are supported by Remedial Action Lists (RALs).

⁵⁷

https://www.water.ie/sites/default/files/docs/aers/2023/D0038-02_2023_AER.pdf

⁵⁸ <https://www.water.ie/connections/developer-services/capacity-registers/wastewater-treatment-capacity-register/Dublin>

⁵⁹ <https://www.water.ie/connections/developer-services/capacity-registers/water-supply-capacity-register/dublin>

The RAL identifies water supplies that are not in compliance with the Regulations mentioned above. The most recent EPA Remedial Action List (Q2 of 2025)⁶⁰ does not include any water scheme that supplies the SDZ.

4.11.1.4 Surface Water Drainage

Dún Laoghaire-Rathdown County Council is responsible for surface water drainage in the SDZ. Sustainable urban Drainage systems (SuDS) minimise the quantity and increase the quality of surface water runoff and to mitigate adverse impacts of climate change. SuDS can also provide amenity and biodiversity benefits. The Council seeks to ensure the sustainable management of surface water discharges in urban areas through the use of SuDS.

There are a number of existing attenuation ponds located within the Cherrywood TCE area. Proposed SuDS measures include intensive and extensive green roofs, rainwater harvesting, water butts, attenuation tank, attenuation Ponds, proprietary surface water treatment systems, additional soft landscaping areas.

Based on the documents and information available, the Amendment's Servicing Infrastructure Report determines that the proposed development should not result in any adverse impact on existing surface water drainage capacity or require any upgrades to existing surface water infrastructure within the public domain (outside each of the development plots). This is subject to the current approved discharge rate, along with required updates to intensive and extensive green roof coverage. Ongoing liaison is undertaken with Uisce Éireann in order to verify that the existing Uisce Éireann assets have sufficient capacity to manage use types.

4.11.2 Transport

4.11.2.1 Sustainable Travel Targets and Trends

The National Sustainable Mobility Policy sets out a strategic framework to 2030 for active travel (walking and cycling) and public

⁶⁰ Available at:

<https://www.epa.ie/publications/compliance--enforcement/drinking-water/annual-drinking-water-reports/epa-drinking-water-remedial-action-list-q2-of-2025.php>

transport journeys to help Ireland meet its climate obligations. The Planning Scheme sets challenging but achievable targets for sustainable travel modes in the SDZ that align with the principles and strategies of the National Sustainable Mobility Policy and identifies the measures for achieving them. Separate targets have been adopted for internal and external trips. It is an objective of the Planning Scheme (as amended) to promote internal trips by creating a self-sustaining mixed-use development, to reduce dependency on car travel and long-distance commuting, to increase public transport modal share and to encourage walking and cycling.

The current NTA Greater Dublin Area Transport Strategy 2022 – 2042, emphasises a strategic shift towards more sustainable modes of transport for work trips in the GDA, with significant investments highlighted in public transport. The Strategy provides detailed insights into the distribution of work trips in the Greater Dublin Area, which can be applied to the planning for public transport demand in the SDZ.

The NTA Greater Dublin Area Transport Strategy 2022-2042, also details several new public transport measures and services with relevance to the SDZ that have recently been introduced and/or are being progressed, including:

- **BusConnects Dublin:** introduction of **Core Bus Corridors** consisting of circa 230 km of bus priority routes in the GDA;
- **A new Dublin Area Bus Service Network** with redesigned spines, orbitals, local routes, peak-only routes, and express routes;
- **Next Generation Ticketing:** consisting of account-based ticketing systems using cashless technology;
- **Newly enhanced Bus Stops and Shelters** with better route and fare information, and more Real Time Passenger Information (RTPI) signs;
- **DART+ Coastal South:** Elimination of level crossings and station modifications to enhance train service capacity;
- The **Metrolink** line from Estuary in North Dublin to Charlemont in the south city, integrating with local,

regional, and national bus and rail services;

- **Luas Bray:** Extension of the Luas Green Line southwards from Bride's Glen in Cherrywood to serve the Bray and Environs area.

The NTA 2011 - 2030 Transport Strategy Model estimated public transport mode share at 28% to 34%, with walking and cycling estimated at 16% to 20% and the car mode share estimated at 50% to 52%, highlighting the potential for sustainable travel to be the dominant mode of choice in the SDZ. The current NTA Greater Dublin Area Transport Strategy 2022 – 2042, continues the emphasis on a strategic shift towards more sustainable modes of transport for work trips in the GDA, with significant investments highlighted in walking and cycling infrastructure.

4.11.2.2 Roads

The SDZ is well situated adjacent to the strategic national road network. It has access to the M50 motorway at Lehaunstown interchange, which directly links the site into the national inter-urban motorway network and also provides vehicular access to centres to the south (Bray/Wicklow), the north (Sandyford/ Dundrum) and the west (Tallaght/ Blanchardstown). The site also has access to the N11 dual carriageway at Wyattville interchange, which provides access to Dublin city centre via Cornelscourt, Stillorgan, UCD and Donnybrook. The Wyattville Link Road traverses the site between the two interchanges. It forms part of a route that has been developed over many years to improve access from Dún Laoghaire town and environs to the N11 and M50. The Glenamuck Road is an important link road to the north of the site between Kilternan and Cornelscourt.

4.11.2.3 Public Transport

The SDZ is served by various bus routes which make use of the N11 Core Bus Corridor in the morning peak hour. There are multiple services between Cherrywood and the Loughlinstown area, and then onwards to Dublin City Centre via Dún Laoghaire.

The Luas Green Line traverses the SDZ with stations at Carrickmines, Brennanstown (currently not in service), Lehaunstown, Cherrywood and Bride's Glen that provide a connection from the Cherrywood SDZ to

Broombridge via Dublin City Centre. Dún Laoghaire Rathdown County Council will continue collaborative work with TII regarding the future commissioning of the Brennanstown Luas station.

The nearest DART stations to the SDZ are approximately 2.5 km away at Killiney and Shankill. The newly constructed Woodbrook DART Station is approximately 6km from Cherrywood and will open in 2025. The DART provides a high frequency rail service to towards Howth/Malahide to the north via Dublin City Centre and towards Bray/Greystones to the south.

4.11.2.4 Walking and Cycling

Existing pedestrian and cycle facilities adjacent to the SDZ include:

- Segregated one-way cycle lanes and footways on Wyattville Road, crossing the N11 to Wyattville Link Road as far as Cherrywood roundabout;
- Pedestrian phases in the various sets of traffic signals at the Wyattville interchange;
- Segregated one-way cycle lanes and footways along the majority of the N11;
- Pedestrian footbridges over the N11 at Johnstown Road and Loughlinstown roundabout;
- Two signalised pedestrian crossings of the N11 between the Wyattville interchange and the Johnstown Road junction (Kilbogget and Shanganagh Vale).

4.11.2.5 Proposed Amendment No. 11

Proposed Amendment No. 11 would:

- Improve pedestrian and cycle connectivity and permeability between blocks and then, between the Town Centre quadrants and the Environs plots; and
- Encourage and support resident's access to and through the Town Centre and Environs.
- Improve passive surveillance, and activation of linkages and animation of public spaces.

There would be close connections to public transport, and in particular Luas stops. Focal

(green) open space use would be made of a north-south axis, helping to maximise orientation and aspect. There would be direct and well-defined connections between key open spaces, with the relocation of the pedestrian/ cycle bridge between Town Centre Quadrants TC1 and TC3.

The Proposed Amendment would provide a refreshed approach to Wyattville Link Road, combining improved surface (at grade) and bridge crossings for future residents and employees. It would also provide for low or no vehicular traffic in local streets in Town Centre Quadrants TC1 and TC3 and the High Intensity Employment blocks. Cherrywood Avenue is proposed as a low speed, pedestrian and cycle priority link street.

It is anticipated that changes in the mix of land uses would result in changes to trip generation figures anticipated under the current Scheme and resultant impact on the operation of junctions on the adjoining road network, as detailed in the Transport Report that supports the Amendment. This may also result in rerouting of vehicles on the wider road network. There would also be possible changes to public transport usage and surface crossings may result in impacts to traffic on Wyattville Link Road. The Transport Studies and associated Report that accompanies the Proposed Amendment provides recommendations that have been acknowledged by the Amendment relating to the Planning Scheme's sustainable travel targets and the sequencing and phasing of residential developments, to ensure the earliest delivery of housing and optimal delivery of road and active travel infrastructure in Cherrywood.

4.11.3 Waste Management

The National Waste Management Plan for a Circular Economy (Regional Waste Management Planning Offices, 2024) sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030. The Planning Scheme (as amended) seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation.

4.11.4 Public Assets and Infrastructure

Public assets and infrastructure that have the potential to be impacted upon by the Planning Scheme (as amended), if unmitigated, include: resources such as public open spaces, parks and recreational areas; public buildings and services; transport and utility infrastructure (electricity, gas, telecommunications, water supply, waste water infrastructure etc.); and natural resources that are covered under other topics such as water and soil.

There are existing telecommunication services and power supply services within, and around the immediate extents of, areas subject to the Proposed Amendment. As is normal for developments of the town centre scale involved under the Proposed Amendment, accompanying new telecommunications and energy infrastructure will be required.

4.11.5 Green Infrastructure

Green Infrastructure is a strategically planned and managed network featuring areas with high quality biodiversity, farmed and wooded lands and other green spaces that conserve ecosystem values which provide essential services to society. Green Infrastructure includes multi-functional green spaces in urban areas as well as ecological connectivity in the wider landscape.

Core to the proposed green infrastructure network is 'The Cherrywood Way', a network of planned open spaces and green infrastructure throughout the Cherrywood Planning Scheme area. At its centre is the archaeologically sensitive Tully Church site and its environs, which form the basis for a unique and distinctive flagship park. A network of green ways, ultimately extending beyond the Planning Scheme boundary, will link the principal open spaces.

Parks and open space promote health and well-being, provide recreational facilities and range of habitats for various species. Green infrastructure is also a crucial component in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality.

4.11.6 Woodland

Woodlands provide recreational opportunities in addition to their heritage and economic benefits. They are a valuable resource in terms of biodiversity, recreation and tourism, and also important as links in the green infrastructure network.

4.11.7 Existing Problems

The provisions of the Proposed Amendment/Planning Scheme (as amended) will contribute towards protection of the environment with regard to impacts arising from material assets.

The provision of infrastructure and supporting services for development, particularly water and wastewater services, is critical.

4.12 Cultural Heritage

4.12.1 Archaeological Heritage

Archaeology is the study of past societies through the material remains left by those societies and the evidence of their environment. Archaeological sites and monuments vary greatly in form and date; examples include earthworks of different types and periods, (e.g. early historic ringforts and prehistoric burial mounds), megalithic tombs from the Prehistoric period, medieval buildings, urban archaeological deposits and underwater features.

Archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts.

The Record of Monuments and Places (RMP) is an inventory, put on a statutory basis by amendment to the National Monuments Act 1994, of sites and areas of archaeological significance, numbered and mapped. It is available from the National Monuments Service and at archaeology.ie.

The term 'monument' includes all man-made structures of whatever form or date except buildings habitually used for ecclesiastical purposes. All monuments in existence before 1700 A.D. are automatically considered to be historic monuments within the meaning of the

Acts. Monuments of architectural and historical interest also come within the scope of the Acts. Monuments include: any artificial or partly artificial building, structure or erection or group of such buildings, structures or erections; any cave, stone or other natural product, whether or not forming part of the ground, that has been artificially carved, sculptured or worked upon or which (where it does not form part of the place where it is) appears to have been purposely put or arranged in position; any, or any part of any, prehistoric or ancient tomb, grave or burial deposit, or, ritual, industrial or habitation site; and any place comprising the remains or traces of any such building, structure or erection, any such cave, stone or natural product or any such tomb, grave, burial deposit or ritual, industrial or habitation site, situated on land or in the territorial waters of the State', but excludes 'any building or part of any building, that is habitually used for ecclesiastical purposes' (National Monuments Acts 1930-2004). A recorded monument is a monument included in the list and marked on the map which comprises the RMP set out county by county under Section 12 of the National Monuments (Amendment) Act, 1994 by the Archaeological Survey of Ireland. The definition includes Zones of Notification within which requirements for notifications of proposed works apply.

There are 31 monuments and places listed in the RMP (including five Monuments in State Care) within the SDZ. The area has a rich heritage of archaeology, spanning from the Mesolithic (middle Stone Age) through to the Medieval and Post-Medieval periods, and has a significant military history dating from 13th to 18th Centuries. Entries to the RMP include Tully Church and two associate high crosses, a wedge tomb at Laughanstown, Carrickmines Castle, lying at the north-west boundary of the Planning Scheme area, a dolmen at Brennanstown with the Zone of Notification for this monument lies within the Planning Scheme area.

Figure 4.11 shows the spatial distribution of Recorded Monuments within and beyond the SDZ and their associated Zones of Notification.

The Underwater Archaeology Unit was established within the National Monuments Service to manage and protect Ireland's underwater cultural heritage, including the

quantification of the underwater resource and assessing development impacts in order to manage and protect this aspect of Ireland's heritage. The Shipwreck Inventory is principally a desktop survey with information gathered from a broad range of cartographic, archaeological and historical sources, both documentary and pictorial. Wrecks over 100 years old and archaeological objects found underwater are protected under the National Monuments (Amendment) Acts 1987 and 1994. Significant wrecks less than 100 years old can be designated by Underwater Heritage Order on account of their historical, archaeological or artistic importance. Such Orders can also be used to designate areas of seabed or land covered by water to more clearly define and protect wreck sites and archaeological objects. Under the legislation all diving on known protected wreck sites or with the intention of searching for underwater cultural heritage is subject to licensing requirements.

Waterbodies within and surrounding the SDZ may contain many features and finds associated with riverine heritage such as shipwrecks, piers, quay walls, fords, stepping stones and associated archaeological objects and features.

4.12.2 Architectural Heritage

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

Records of Protected Structures are legislated for under Section 12 and Section 51 of the Planning and Development Act 2000 as amended. Protected structures are defined in the Planning and Development Act 2000 as amended as structures, or parts of structures that are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

In relation to a protected structure or proposed protected structure, the following are encompassed:

- The interior of the structure;
- The land lying within the curtilage⁶¹ of the structure;
- Any other structures lying within that curtilage and their interiors; and,
- All fixtures and features that form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii).

There are nine entries to the Records of Protected Structures that within the SDZ and another five, which are situated on the borders of the Planning Scheme boundary, as mapped on Figure 4.11.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a Protected Structure. An ACA may or may not include Protected Structures. In an ACA, protection is placed on the external appearance of such areas or structures. There are currently no ACAs designated within the SDZ.

The National Inventory of Architectural Heritage (NIAH) is a State initiative under the administration of the Department of Culture, Heritage and the Gaeltacht and was established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister of

Housing, Local Government and Heritage to the local authorities for the inclusion of particular structures in their Record of Protected Structures. The NIAH includes historic gardens and designed landscapes. Figure 4.11 shows entries to NIAH in close proximity to the SDZ.

4.12.3 Existing Problems

The context of archaeological and architectural heritage has changed over time however no existing conflicts with legislative objectives governing archaeological and architectural heritage have been identified.

⁶¹ Curtilage is normally taken to be the parcel of ground immediately associated with the Protected Structure, or in use for the purposes of the structure. Protection extends to the buildings and land lying within the curtilage. While the curtilage sometimes coincides with the present property boundary, it can originally have included lands, features or even buildings now in separate ownership, e.g. the lodge of a former country house, or the garden features located in land subsequently sold off. Such lands are described as being attendant grounds, and the protection extends to them just as if they were still within the curtilage of the Protected Structure.

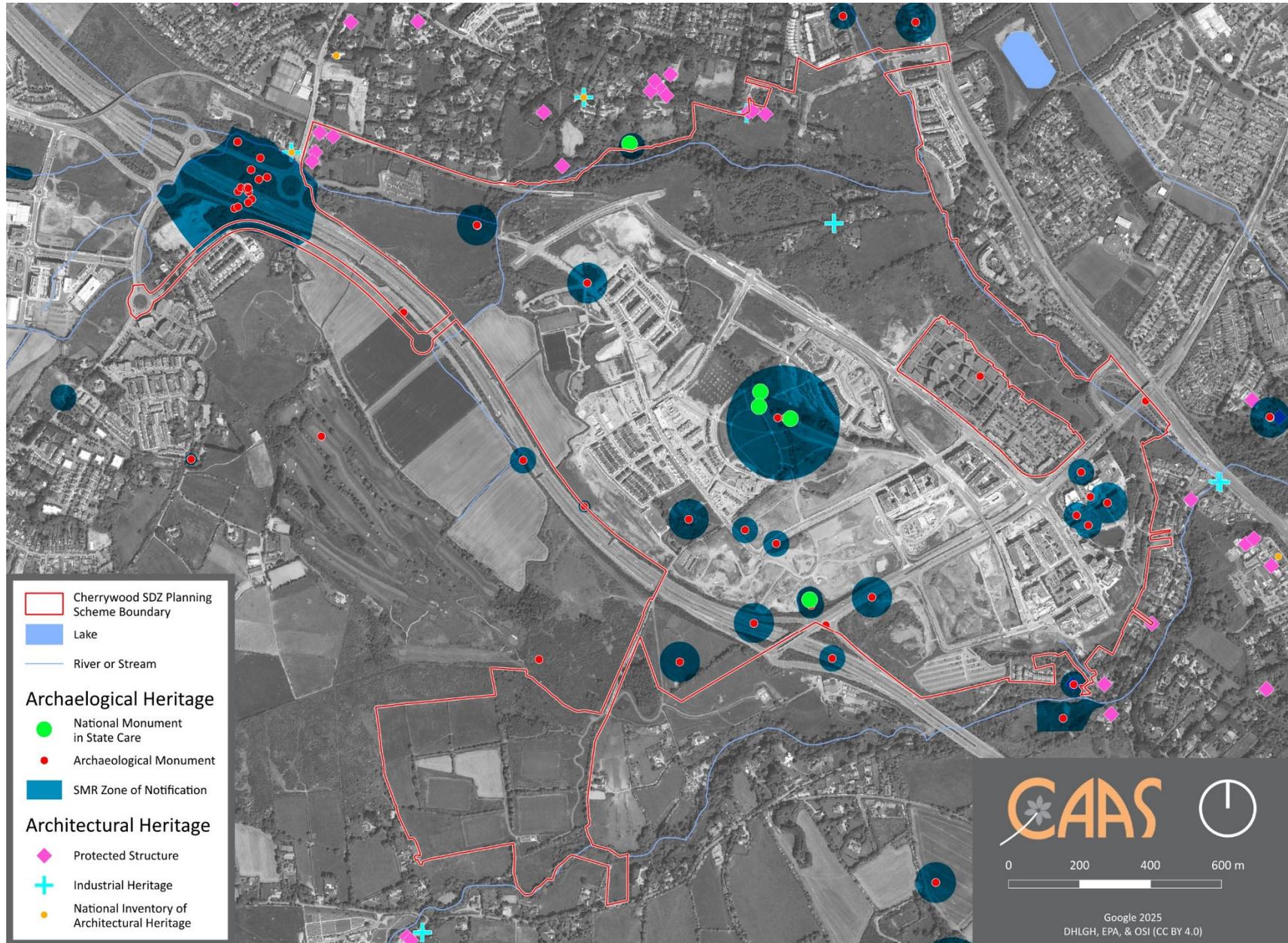


Figure 4.11 Archaeological and Architectural Heritage

4.13 Landscape

4.13.1 Introduction

Article 1 (a) of the European Landscape Convention provides a definition of landscape as follows; "Landscape means an area, as perceived by people whose character is the result of the action and interaction of natural/or human factors". The Convention was ratified in Ireland in 2002, requiring the adoption of national measures to promote landscape, planning, protection and management. The importance of landscape and visual amenity and the role of its protection are recognised in the Planning and Development Act 2000 as amended, which requires that Development Plans include objectives for the preservation of the landscape, views and the amenities of places and features of natural beauty.

The SDZ is part of the current edge between the City's continuous urbanised area and the less developed urban fringe areas. The latter comprise open fields interspersed with dwellings located along the network of roads in the area. The surrounding area lies along the transition between the eastern foothills of the Wicklow Mountains and the coastal plain of the Irish Sea. The SDZ is located in an area centred on a low hill (74mOD) in a valley between Killiney Hill (152mOD) and Carrickgollogan (246mOD). The hill lies at the confluence of two tributaries of the Loughlinstown River - which gives it localised topographic prominence when seen from within these deeply incised, steep-sided stream corridors.

4.13.2 Landscape Character Assessment

The purpose of landscape character assessment is to provide the foundation for policy formulation and decision making for landscape management.

There are a range of different landscapes found in the SDZ, each with varying visual and amenity values, topography, exposure levels and each containing a variety of habitats. Each landscape type has varying capacity to absorb development related to its overall sensitivity.

The Landscape Character Assessment for the Dún Laoghaire-Rathdown County Council area identifies 14 Landscape Character Areas. The SDZ is situated within the LCA 14 "Cherrywood Ratchmichael".

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 identifies High Amenity Areas. These areas consist of landscapes of special value where inappropriate development, would contribute to a significant reduction of the landscape setting of the County. The areas immediately adjacent to the High Amenity Areas are also sensitive landscapes. Development in these areas, may affect directly or indirectly the quality and integrity of the adjoining High Amenity areas. Within these areas, the presumption will be generally to resist any development not directly related to the area's amenity potential or its existing use for agriculture, mountain, or hill farming. There is a High Amenity area adjacent to the south-west of the SDZ.

There are no Protected Views or Prospects designated within the SDZ.

Proposed Amendment No. 11 would improve visual interest and better identify the Town Centre as the heart / district centre of Cherrywood. There would be improved legibility around primary focal spaces and improved visual connections between quadrants and surrounding areas.

4.13.3 Existing Environmental Problems

New developments have resulted in changes to the visual appearance of lands within the SDZ, however legislative objectives governing landscape and visual appearance were not identified as being conflicted with

Section 5 SEA Framework

In order to systematically evaluate the likely significant environmental effects of implementing the Proposed Amendment an SEA Framework is used, comprising a structured set of Strategic Environmental Objectives (SEOs) and associated indicators and targets.

SEOs are methodological measures developed from policies that generally govern environmental protection objectives established at international, Community or Member State level e.g. the environmental protection objectives of various European Directives that have been transposed into Irish law and which are required to be implemented.

The SEOs are set out under a range of topics and are used as standards against which the provisions of the Proposed Amendment and the alternatives are evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if – in the case of adverse effects – unmitigated.

The SEOs are linked to indicators which can facilitate monitoring the environmental effects of the Planning Scheme, as amended, as well as identifying targets which the Planning Scheme, as amended, can help work towards.

Further detail on legislation, plans and programmes are provided under Section 2 (and associated Appendix II “Relationship with Legislation and Other Policies, Plans, and Programmes”) and Section 4 of this report.

SEOs, indicators and targets for this SEA of the Proposed Amendment are provided on Table 5.1 overleaf. These measures have integrated the SEOs used for the original 2014 Planning Scheme, as well as parts of SEOs used in the SEAs for the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Eastern and Midland RSES 2019-2031, given the relationship between the Scheme, as amended, and these new, higher-level documents. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 5.1 SEA Framework: SEOs, Indicators and Targets

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives	Indicators	Targets
Biodiversity, Flora and Fauna	BFF	No net contribution to biodiversity losses or deterioration	<ul style="list-style-type: none"> To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species Enhance biodiversity in line with the National Biodiversity Strategy and its targets To protect, maintain and conserve natural capital 	<ul style="list-style-type: none"> Condition of European sites 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Confirmation of compliance with Planning Scheme provisions relating to the protection of European Sites and sustaining resources Complete the review of the Dún Laoghaire-Rathdown Biodiversity Plan 2009-2013 and implement the revised Plan
				<ul style="list-style-type: none"> Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions in their land use plans and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Complete the review of the Dún Laoghaire-Rathdown Biodiversity Plan 2009-2013 and implement the revised Plan
				<ul style="list-style-type: none"> SEAs and AAs as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc.
				<ul style="list-style-type: none"> Status of water quality in the County's water bodies 	<ul style="list-style-type: none"> Included under Water below
Population and Human Health	PHH	Improve quality of life for all ages and abilities based on high-quality, serviced, well connected and sustainable residential, working, educational and recreational environments	<ul style="list-style-type: none"> Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management Ensure that existing population and planned growth is matched with the required public infrastructure and the required services Safeguard citizens from environment-related pressures and risks to health and well-being 	<ul style="list-style-type: none"> Implementation of Planning Scheme measures relating to the promotion of economic growth, including those provided for by Chapter 2 "Proposed Development in Cherrywood" 	<ul style="list-style-type: none"> For review of progress on implementing Planning Scheme objectives to demonstrate successful implementation of measures relating to the promotion of economic growth, including those provided for by Chapter 2 "Proposed Development in Cherrywood"
				<ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Planning Scheme 	<ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Planning Scheme
				<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Planning Scheme measures relating to active travel
				<ul style="list-style-type: none"> Number of spatial plans that include specific green infrastructure mapping 	<ul style="list-style-type: none"> Require all local level land use plans to include specific green infrastructure mapping

SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives	Indicators	Targets
Soil (and Land)	S	Ensure the long-term sustainable management of land	<ul style="list-style-type: none"> • Protect soils against pollution, and prevent degradation of the soil resource • Promote the sustainable use of infill and brownfield sites over the use of greenfield sites • Safeguard areas of prime agricultural land and designated geological sites 	<ul style="list-style-type: none"> • Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets) 	<ul style="list-style-type: none"> • As per the revised NPF, to limit the rate of increase land that is sealed or artificialised per year and promote the reversal of this in suitable areas e.g., flood zones, high density areas • Contribute towards the 50% target for all new homes within and adjacent to the existing built-up footprint of Dún Laoghaire-Rathdown • To map brownfield and infill land parcels.
				<ul style="list-style-type: none"> • Instances where contaminated material generated from brownfield and infill must be disposed of 	<ul style="list-style-type: none"> • Dispose of contaminated material in compliance with EPA guidance and waste management requirements
				<ul style="list-style-type: none"> • Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> • Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission
Water	W	Protection, improvement and sustainable management of the water resource	<ul style="list-style-type: none"> • Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive and Marine Strategy Framework Directive • Ensure that economic growth of the marine resource and its ecosystems are managed sustainably • Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments • Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion, particularly coastal areas • Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals 	<ul style="list-style-type: none"> • Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD 	<ul style="list-style-type: none"> • Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' • Implementation of the objectives of the River Basin Management Plan
				<ul style="list-style-type: none"> • Number of incompatible developments permitted within flood risk areas 	<ul style="list-style-type: none"> • Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk
Material Assets	MA	Sustainable and efficient use of natural resources	<ul style="list-style-type: none"> • Optimise existing infrastructure and provide new infrastructure to match population distribution proposals – this includes transport infrastructure • Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, wave solar, tidal, biomass, energy from waste and traditional fossil fuels • Promote the circular economy, reduce waste, and increase energy efficiencies • Ensure there is adequate sewerage and 	<ul style="list-style-type: none"> • Programmed delivery of Irish Water infrastructure for all key growth towns in line with Irish Water Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated • Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Planning Scheme 	<ul style="list-style-type: none"> • All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Planning Scheme • Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in- combination with other septic tanks– contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive • Facilitate, as appropriate, Irish Water in developing water and wastewater infrastructure • See also targets relating to greenfield and brownfield

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives	Indicators	Targets
			<p>drainage infrastructure in place to support new development</p> <ul style="list-style-type: none"> Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart- buildings, cities and grids 	<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<p>development of land under Soil and broadband under Population and Human Health</p> <ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures
Air	A	Support clean air policies that reduce the impact of air pollution on the environment and public health	<ul style="list-style-type: none"> To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency Promote continuing improvement in air quality Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution Meet Air Quality Directive standards for the protection of human health — Air Quality Directive Significantly decrease noise pollution and move closer to WHO recommended levels 	<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels NO₂ (Nitrogen Dioxide), PM10 (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) as part of Ambient Air Quality Monitoring 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by private fossil fuel-based car compared to previous levels Improvement in Air Quality trends, particularly in relation to transport related emissions Progress in successfully implementing Planning Scheme measures relating to sustainable mobility and travel
Climatic Factors ⁶²	C	Achieving transition to a competitive, low carbon, climate-resilient economy that is cognisant of environmental impacts	<ul style="list-style-type: none"> To minimise emissions of greenhouse gasses Integrate sustainable design solutions into infrastructure (e.g. energy efficient buildings; green infrastructure). Contribute towards the reduction of greenhouse gas emissions in line with national targets. Promote development resilient to the effects of climate change Promote the use of renewable energy, energy efficient development and increased use of public transport 	Implementation of Planning Scheme measures relating to climate reduction targets	<ul style="list-style-type: none"> For review of progress on implementing Planning Scheme objectives to demonstrate successful implementation of measures relating to climate reduction targets
			<ul style="list-style-type: none"> A competitive, low-carbon, climate-resilient and environmentally sustainable economy Share of renewable energy in transport 	<ul style="list-style-type: none"> Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least 42.5% by 2030) 	

⁶² Please also refer to relevant legislation and requirements under Section 4.10 and Appendix II. Targets under the national Climate Action Plan are reviewed and updated periodically and include those under the headings of Electricity, Built Environment, Transport, Agriculture, Forestry and Land Use and Enterprise.

Environmental Component	SEO Code	Guiding Principle	Strategic Environmental Objectives	Indicators	Targets
				<ul style="list-style-type: none"> Greenhouse gas emissions 	<ul style="list-style-type: none"> Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050)
				<ul style="list-style-type: none"> Energy consumption, the uptake of renewable options and solid fuels for residential heating 	<ul style="list-style-type: none"> To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating
				<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels 	<ul style="list-style-type: none"> Decrease in the proportion of journeys made by residents of the settlements using private fossil fuel-based car compared to previous levels Progress in successfully implementing Planning Scheme measures relating to sustainable mobility and travel
				<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Planning Scheme measures relating to active travel
Cultural Heritage	CH	Safeguard cultural heritage features and their settings through responsible design and positioning of development	Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage	<ul style="list-style-type: none"> Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Planning Scheme
				<ul style="list-style-type: none"> Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Planning Scheme
Landscape	L	Protect and enhance the landscape character	To implement the landscape related provisions of the Planning Scheme, and the Dún Laoghaire-Rathdown County Development Plan, including the protection and management of landscape designations	<ul style="list-style-type: none"> Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Planning Scheme

Section 6 Description of Alternatives

6.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme, or amendment thereof) are identified, described and evaluated for their likely significant effects on the environment.

6.2 Limitations and Approach

Strategic alternatives available for the Town Centre and Environs Proposed Amendment to the Cherrywood SDZ Planning Scheme 2014, as amended, are significantly limited by higher-level planning and sectoral objectives. Nonetheless, alternatives are available.

A tiered approach to the identification (sub-sections 6.3 to 6.5 below) and assessment of alternatives (Section 7) is being followed, with three tiers of alternatives (Tier 1 being most high-level, most strategic) emerging:

- Tier 1: "High-Level Spatial Concepts";
- Tier 2: "Finer-grained spatial concept options for selected High-Level Spatial Concepts; Option" and
- Tier 3: "Built Form Options".

The process of identification and assessment was informed by multiple disciplines (covering Land Use and Sustainability, Physical and Green Infrastructure, Visual Impact Considerations, Daylight, Sunlight, Overshadowing, Microclimate and other environmental considerations), through meetings and various iterations of drawings, maps and text.

6.3 Tier 1 Alternatives: "High-Level Spatial Concepts"

6.3.1 High-Level Spatial Concept 1 – Minor changes

This concept provides for minor changes only to the current Cherrywood Planning Scheme and the Urban Form Development Framework for the Town Centre. In particular, this concept would:

- Make no change to the overall function, location, mix and quantum of land uses as set out in the current Cherrywood Planning Scheme and the Urban Form Development Framework for the Town Centre.
- Retain the essential structure of streets, spaces and urban blocks as set out in the current Cherrywood Planning Scheme and the Urban Form Development Framework for the Town Centre.
- Retain the current controls relating to density of development and building heights.
- Retain the current approach to vehicular movement, loading and servicing, and pedestrian and cycle movement.



Figure 6.1 High-Level Spatial Concept 1 – Minor changes

6.3.2 High-Level Spatial Concept 2 - Modest changes

This concept provides for modest changes within the essential parameters set out by the Cherrywood Planning Scheme. It would not, however, be bound by the specific controls of the Urban Form Development Framework for the Town Centre. While this concept would allow for modest changes in the configuration of the Town Centre and Environs, controls relating to function, form and movement as set out in the current Cherrywood Planning Scheme would remain unchanged.

In particular, this concept would:

- Make no change to the overall function, location, mix and quantum of land uses as set out in the current Cherrywood Planning Scheme.
- Retain the current controls relating to density of development and building heights.
- Allow a degree of flexibility in how the structure of streets, spaces and urban blocks might be reconfigured or rearranged.
- Allow a degree of flexibility in the arrangement and massing of buildings along street frontages while staying within existing controls for building scale.
- Allow opportunities to improve pedestrian and cycle permeability and links between larger blocks and quadrants in the Town Centre and Environs.

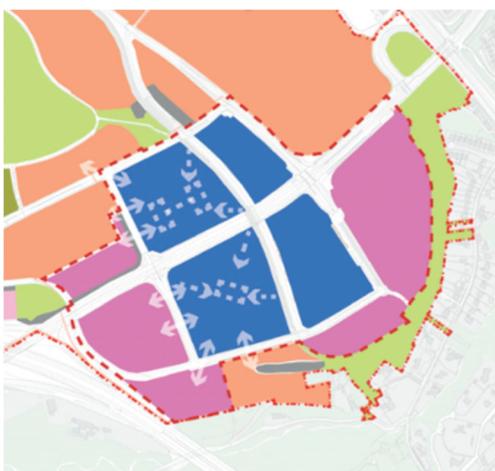


Figure 6.2 High-Level Spatial Concept 2 – Modest changes

6.3.3 High-Level Spatial Concept 3 - Substantial changes

This concept provides for substantial changes in line with the core principles and objectives of the Cherrywood Planning Scheme. The concept would not, however, be bound by the specific controls of the Cherrywood Planning Scheme or the Urban Form Development Framework for the Town Centre. This concept would allow for changes to most aspects of the function, form and movement of the Town Centre, subject to retaining its role as an important urban and district centre.

In particular, this concept would:

- Allow for change to the location and mix of land uses and the overall quantum of land uses within the overall district centre function. This could facilitate greater mix of uses generally across the Town Centre and Environs.
- Allow for a change to the density of development and building heights within the Town Centre and Environs. This might require a reconsideration of urban scale in the massing of buildings in certain locations. Any change in density and scale of buildings will need to be considered as part of any environmental assessment(s) alongside other relevant factors.
- Allow a reconsideration of the essential structure of streets, spaces and urban blocks. This would allow for improvements to the essential network, connectedness and quality of the public realm.
- Allow opportunities to substantially improve connections for pedestrian and cyclists within the Town Centre and Environs and to surrounding areas and beyond.



Figure 6.3 High-Level Spatial Concept 3 – Substantial changes

6.4 Tier 2 Alternatives: “Finer-Grained Spatial Concepts”

The Tier 2 alternatives are finer-grained spatial concept options for the selected High-Level Spatial Concepts Option, “Concept 3 – Substantial changes” (see subsection 6.3.3 above).

The ethos for the identification of the Finer-Grained Spatial Concept Alternatives was as follows:

- Focus on opportunities for a connected and diverse town centre, in line with the core principles of the Planning Scheme.
- Function
 - Opportunities for change within larger function of district centre.
 - Potential change in range of uses.
 - Greater diversity of uses.
 - More flexibility in location of some uses – blending.
- Urban structure
 - Strong focal spaces.
 - Connected and legible network of streets.
 - Consideration of larger perimeter streets/avenues.
 - Density changes matched with placemaking and social and physical infrastructure provision.
 - Integration of fine urban grain.
- Urban character and scale
 - ‘Traditional’ and ‘human’ character and scale
 - Sense of nature and connections.
 - Potential for height and scale for placemaking and image.
 - Night-time, safety and dealing with difficult frontages.
- Movement and access
 - Pedestrian, cycle and public transport priority.
 - Connected and permeable linking quadrants and larger network.
 - Mobility hubs, Luas and bus priority.
 - At grade connections minimised.
 - Dealing with major traffic arteries.

6.4.1 Finer-Grained Spatial Concept 1

Town centre function overall, with principal purposes in larger quadrants and blocks defined. Distorted urban grid structure. Permeable layout, maximising visual and physical connections within quadrants and between quadrants. Appropriate variety and fineness of urban block sizes and shapes. Focal spaces for critical places in town centres – Town Centre retail and services based in TC1, Civic and mixed use in TC3, business and (High Intensity Employment) HIE in HIE4. Primary north-south axis in focal spaces, to maximise orientation and aspect. Direct and well-defined connections between focal spaces, with relocation of Wyattville Link Road pedestrian/cycle bridge. Close connections to public transport, notable Luas stops. Well defined massing, scale and frontage along arterial and link streets and the local street link between focal spaces in Town Centre Quadrants TC1 and TC3. Different levels of ground floor activity to reflect purpose of streets. More flexible and lower scale frontage to other internal local streets. Infill and intensification of existing, developed areas. Pedestrian and cycle priority throughout. Careful approach to Wyattville Link Road, combining surface and bridge crossings. Low or no vehicular traffic in local streets in Town Centre Quadrants TC1 and TC3 and HIE blocks. Cherrywood Avenue as mixed use, low speed, pedestrian and cycle priority link street.

Urban Block



Figure 6.4 Finer-Grained Spatial Concept 1 – Urban Block

Key Frontage



Figure 6.5 Finer-Grained Spatial Concept 1 – Key Frontage

6.4.2 Finer-Grained Spatial Concept 2

Similar to Finer-Grained Spatial Concept 1 in terms of function, urban structure, access and mobility. Town centre function overall, with principal purposes in larger quadrants and blocks defined. Distorted urban grid structure. Permeable layout, maximising visual and physical connections within quadrants and between quadrants. Appropriate variety and fineness of urban block sizes and shapes. Focal spaces for critical places in town centres – Town Centre retail and services based in TC1, Civic and mixed use in TC3, business and HIE in HIE4. Primary east-west axis in focal spaces in Town Centre Quadrants TC1 and TC3 set in more internalised location relative to quadrant and Grand Parade. Direct and well-defined connections between focal spaces, with relocation of Wyattville Link Road pedestrian/cycle bridge. More indirect connections to public transport, notable Luas stops. Well defined massing, scale and frontage along arterial and link streets and the local street link between focal spaces in Town Centre Quadrants TC1 and TC3. Different levels of ground floor activity to reflect purpose of streets. More flexible and lower scale frontage to other internal local streets. Infill and intensification of existing, developed areas. Pedestrian and cycle priority throughout. Careful approach to Wyattville Link Road, combining surface and bridge crossings. Low or no vehicular traffic in local streets in Town Centre Quadrants TC1 and TC3 and HIE blocks. Cherrywood Avenue as mixed use, low speed, pedestrian and cycle priority link street.

Urban Block



Loci

Figure 6.6 Finer-Grained Spatial Concept 2 – Urban Block

Key Frontage



Loci

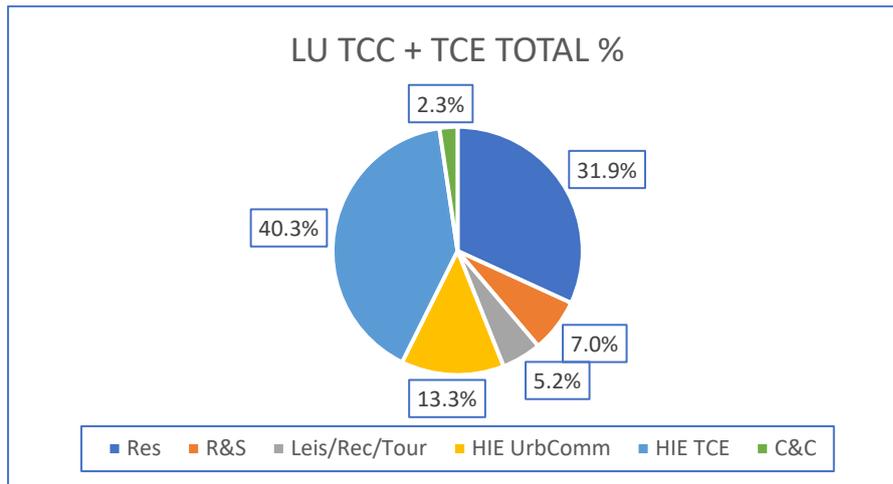
Figure 6.7 Finer-Grained Spatial Concept 2 – Key Frontage

6.5 Tier 3 Alternatives: “Built Form Options”

The Tier 3 alternatives are built form options for the selected Finer-Grained Spatial Concepts Option, “Finer-Grained Spatial Concept 1” (see above).

Tier 3 alternatives focus on Residential to Non-Residential land use mix. This mix may have interactions with the built form, infrastructure/service requirements and the likelihood of the development envisaged to be realised. With regard to the latter, certain proposed land use mixes would be more feasible to achieve built out.

6.5.1 Built Form Option 1: Exploratory Market Informed

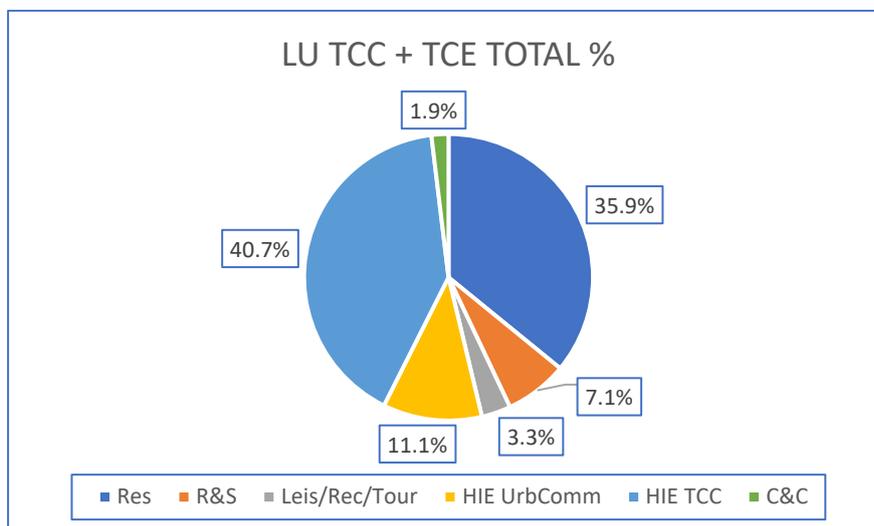


- Option 1 integrates the following land use quantum:
 - Existing/As Built;
 - Uplift Quantum for residential above the 10,500 dwelling unit maximum; and
 - All Proposed Other Landuses (maximum).
- Option 1 is guided by market informed / specialist background research for landuses related to Retail, and Retail Services, Services Related, HIE/Employment Related, Community Facilities, and Cultural and Civic.
- Option 1 provides for a slightly higher overall quantum of development (c. 1% more) than Option 2.
- Option 1 provides for a lower quantum and lower percentage of Residential to Non-Residential uses (c. 31.9% versus c. 35.9%).
- In comparison to Option 2, Option 1 provides for:
 - A lower percentage of Residential (c. 31.9% versus c. 35.9%);
 - A lower percentage of Retail and Services (c. 6.9% versus c. 7.1%);
 - A higher percentage of Leisure / Recreation / Tourism (c. 5.2% versus c. 3.3%);
 - A higher percentage of UrbComm (HIE TCC) (c. 13.3% versus c. 11.1%);
 - A slightly lower percentage of HIE TCE (Strategic Employment) (c. 40.3% versus c. 40.7%); and
 - A higher percentage of Culture & Community (c. 2.3% versus c. 1.9%).

6.5.2 Built Form Option 2: Viability Adjusted

As an alternative, Option 1 above was viability adjusted in order to technically improve the delivery performance of the potential future build out. In this regard, the application of select criteria assisted with the iterative viability adjustment. In addition to the short, and medium-term scenario, a long-term strategic view was also factored in, and for all three timelines, viability and the extent of land uses was considered. Throughout the process though the need to achieve a sustainable balanced land use mix was considered, and one that ensures an appropriate mix, quantum and phasing of uses, is vibrant, necessary for a District Centre designated town centre, nurtures animation at street level and delivers good place making, and quality public realm and linkages.

Briefly, the capacity figures for the Town Centre Core (TCC 1 - 4) were refined to allow for a residential use mix of c. below maximum of 70% overall facilitated by a transfer of HIE/Urbcomm to the Town Centre Environs (TCE) plots. An adjustment was also made to allow for a potential additional setback floor for the existing residential blocks. For one of the Town Centre superblocks, an alternative land use mix approach was also presented to address potential viability issues, but still retaining a vibrant mix. While this superblock would still be the focus of a potential civic and cultural hub, there was a reduction in the land uses comprising UrbComm, Leisure, Community and Culture with a re-assignment of said areas to residential land use.



- Option 2 integrates the following land use quantum:
 - Existing/As Built;
 - All Uplift Quantum (and for residential this is that above the 10,500 dwelling unit maximum);
 - An Additional One Floor Setback, as relevant; and
 - All Proposed (maximum).
- Option 2 provides for a slightly lower overall quantum of development (c. 1% less) than Option 1.
- In comparison to Option 1, Option 2 provides for:
 - A higher percentage of Residential (c. 35.9% versus c. 31.9%);
 - A higher percentage of Retail and Services (c. 7.1% versus c. 6.9%);
 - A lower percentage of Leisure / Recreation / Tourism (c. 3.3% versus c. 5.2%);
 - A lower percentage of UrbComm (HIE TCC) (c. 11.1% versus c. 13.3%);
 - A slightly higher percentage of HIE TCE (Strategic Employment) (c. 40.7% versus c. 40.3%); and
 - A lower percentage of Culture & Community (c. 1.9% versus c. 2.3%).

Section 7 Evaluation of Alternatives

7.1 Introduction

This section provides a comparative evaluation of the likely significant environmental effects of implementing available alternatives that are described in Section 6. This determination sought to understand whether each alternative was likely to improve conflict with or have a neutral interaction with the receiving environment.

7.2 Methodology

The relevant aspects of the current state of the environment (see Section 4) and the Strategic Environmental Objectives (see Section 5 and Table 7.1) are used in the assessment of alternatives.

The alternatives are evaluated using compatibility criteria (see Table 7.2 below) in order to determine how they would be likely to affect the status of the existing environment and the SEOs. The SEOs and the alternatives are arrayed against each other in order to demonstrate which interactions would cause effects on specific components of the environment. Where the appraisal identifies an interaction with the status of an SEO the relevant SEO code is entered into the relevant column.

The interactions identified are as follows:

- Alternatives that are likely to have a significant positive environmental effect on the environmental components associated with SEOs;
- Alternatives that have the potential to have a likely significant negative environmental effect on the environmental components associated with SEOs - however, a low level of residual negative effect is likely as effects would be relatively easily mitigated and/or avoided;
- Alternatives that are likely to have a significant negative environmental effect on the environmental components associated with SEOs - a high level of residual negative effect would be likely as effects would not be easily mitigated and/or avoided; and
- Alternatives that have no likely significant environmental effect on the environmental components associated with SEOs.

Effects considered include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

The degree of significance of effects occurring cannot be fully determined at this level of decision making due to the lack of exact detail available with regard to the type or scale of development that will be permitted under the Scheme as amended. However, a strategic assessment can be undertaken.

Table 7.1 Strategic Environmental Objectives

Environmental Component	SEO Code	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	BFF	<ul style="list-style-type: none"> • To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species • Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function • Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species • Enhance biodiversity in line with the National Biodiversity Strategy and its targets • To protect, maintain and conserve natural capital
Population and Human Health	PHH	<ul style="list-style-type: none"> • Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management • Ensure that existing population and planned growth is matched with the required public infrastructure and the required services • Safeguard citizens from environment-related pressures and risks to health and well-being

Environmental Component	SEO Code	Strategic Environmental Objectives
Soil (and Land)	S	<ul style="list-style-type: none"> • Protect soils against pollution, and prevent degradation of the soil resource • Promote the sustainable use of infill and brownfield sites over the use of greenfield sites • Safeguard areas of prime agricultural land and designated geological sites
Water	W	<ul style="list-style-type: none"> • Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive and Marine Strategy Framework Directive • Ensure that economic growth of the marine resource and its ecosystems are managed sustainably • Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments • Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion, particularly coastal areas • Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	MA	<ul style="list-style-type: none"> • Optimise existing infrastructure and provide new infrastructure to match population distribution proposals – this includes transport infrastructure • Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, wave solar, tidal, biomass, energy from waste and traditional fossil fuels • Promote the circular economy, reduce waste, and increase energy efficiencies • Ensure there is adequate sewerage and drainage infrastructure in place to support new development • Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes • Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart- buildings, cities and grids
Air	A	<ul style="list-style-type: none"> • To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency • Promote continuing improvement in air quality • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution • Meet Air Quality Directive standards for the protection of human health – Air Quality Directive • Significantly decrease noise pollution and move closer to WHO recommended levels
Climatic Factors	C	<ul style="list-style-type: none"> • To minimise emissions of greenhouse gasses • Integrate sustainable design solutions into infrastructure (e.g. energy efficient buildings; green infrastructure). • Contribute towards the reduction of greenhouse gas emissions in line with national targets. • Promote development resilient to the effects of climate change • Promote the use of renewable energy, energy efficient development and increased use of public transport
Cultural Heritage	CH	<ul style="list-style-type: none"> • Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	L	<ul style="list-style-type: none"> • To implement the landscape related provisions of the Planning Scheme, and the Dún Laoghaire-Rathdown County Development Plan, including the protection and management of landscape designations

Table 7.2 Criteria for appraising the effect of the Alternatives on SEOs

Description of Likely Significant Environmental Effect				
Criteria	Alternatives are likely to have a significant positive environmental effect on the environmental components associated with SEOs	Alternatives have the potential to have a likely significant negative environmental effect on the environmental components associated with SEOs - however, a low level of residual negative effect is likely as effects would be relatively easily mitigated and/or avoided	Alternatives are likely to have a significant negative environmental effect on the environmental components associated with SEOs - a high level of residual negative effect would be likely as effects would not be easily mitigated and/or avoided	Alternatives have no likely significant environmental effect on the environmental components associated with SEOs
Symbology used under Sections 7.4 to 7.6 below	+	- M	-	0

7.3 Effects Common to all Alternatives

Each of the alternatives would be part of a whole Planning Scheme providing – in compliance with the robust policy framework in place at national, regional and local level – sustainable development and compact growth across the SDZ generally. As such, common environmental effects (as detailed on Table 7.3) would be present under Proposed Amendment adopting each of the different alternatives, albeit to varying degrees.

Each of the alternatives envisage – in compliance with the robust policy framework in place at national, regional, county and SDZ level – sustainable development and compact growth in the Planning Scheme area. As such, various potential environmental effects are common to each of the alternatives. The environmental effects detailed on would be present, some to varying degrees, under the different alternatives.

Table 7.3 Effects common to Proposed Amendments adopting each of the different alternatives

Environmental Component	Significant Positive Environmental Effects, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity and habitats) by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. 	Arising from both construction and operation of development and associated infrastructure: <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats.
Population and Human Health	<ul style="list-style-type: none"> Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and 	<ul style="list-style-type: none"> Potential adverse effects arising from flood events. Potential interactions if effects arising from environmental vectors.

Environmental Component	Significant Positive Environmental Effects, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated
	<p>in the wider region.</p> <ul style="list-style-type: none"> • Contribution towards the protection of human health by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. • Contribution towards placemaking and improvements to the vitality and vibrancy of the SDZ, making it more attractive to live in, work in and visit. 	
Soil	<ul style="list-style-type: none"> • Contribution towards the protection of soils and designated sites of geological heritage by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. 	<ul style="list-style-type: none"> • Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. • Potential for riverbank erosion.
Water	<ul style="list-style-type: none"> • Contribution towards the protection of water by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. 	<ul style="list-style-type: none"> • Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. • Increase in flood risk and associated effects associated with flood events.
Air and Climatic Factors	<ul style="list-style-type: none"> • Contribution towards climate mitigation and adaptation and reduction of overall emissions to air by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. 	<ul style="list-style-type: none"> • Potential conflict between development under the Planning Scheme, as amended, and aiming to reduce carbon emissions in line with local, national and European environmental objectives. • Potential conflicts between transport emissions, including those from cars, and air quality. • Potential conflicts between existing and any increased frequency of noise emissions and protection of existing and future sensitive receptors. • Potential conflicts with climate adaptation measures including those relating to flood risk management.
Material Assets	<ul style="list-style-type: none"> • Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. • Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. 	<ul style="list-style-type: none"> • Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). • Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). • Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). • Increases in waste levels. • Potential impacts upon public assets and infrastructure.
Cultural Heritage	<ul style="list-style-type: none"> • Contributes towards protection of cultural heritage elsewhere by facilitating development within the SDZ. 	<ul style="list-style-type: none"> • Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities.
Landscape	<ul style="list-style-type: none"> • Contributes towards protection of wider landscape and landscape designations by facilitating development within the SDZ. 	<ul style="list-style-type: none"> • Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape.

7.4 Overall Comparative Assessment of Tier 1 Alternatives

An overall comparative summary assessment of the Tier 1 alternatives against SEOs is provided on Table 7.4. The basis of this assessment is provided under subsections below.

7.4.1 High-Level Spatial Concept 1 – Minor changes

Land Use and Sustainability

The Scheme, which was originally approved in 2014, would not fully align with recent changes to land use requirements, emerging trends and changes to Government policy. As a result, there would be the potential for the over provision of certain, land uses, which, in turn, may affect the viability of the Town Centre development. If certain elements were not realised, then the delivery of a vibrant, mixed-use sustainable Town Centre could be impacted.

There would be no change to the overall land use mix under this alternative.

Under the current Scheme, the minimum quantum of HIE zoning is too high, definition of HIE zoning objective too narrow and spatial distribution of HIE zoning would greatly limit effectiveness. It is unlikely that HEI office space in the Town Centre and Environs would be delivered/ implemented as envisaged by the Scheme. Market analysis demonstrates limited opportunity for HIE development in the short to medium term. Constraints on use type and spatial distribution of HIE zoning would particularly affect sites TC3, HIE3, HIE4, HIE5 and HIE 6. Overall, this scenario would likely limit delivery of the Scheme, which large portions of the town centre and environs remaining undeveloped.

Further to issues around HIE provision, the quantum of retail use and service use floorspace provided by the original Planning Scheme significantly exceeds a post-Covid assessment of requirements. This alternative would not provide for an appropriate adjustment in the quantum of floorspace.

Community infrastructure provision in the Town Centre under the current Scheme has not delivered facilities to date. There is a risk, that the library/community hub's delivery is too closely aligned with retail development in TC1, which could delay delivery of vital facilities. Considering significant severance in the Town Centre area, the growing population would be underserved by just one large facility.

Under this alternative, there would be an inability to incorporate changes in national policy/guidance (including requirements around Climate Action) without impacting on the quality of development⁶³.

Physical and Green Infrastructure

There would be no change to physical (water services, surface water drainage, transport, traffic and sustainable mobility, and other utilities) or green (including pedestrian/cycle linkages and urban design) infrastructure provisions under this alternative. Linkages within quadrants are strong, but more limited between quadrants.

There would be a lack of opportunity to:

- Improve and strengthen pedestrian and cycle linkages, connectivity and permeability between Town Centre quadrants and plots within the study area and also to

⁶³ Scheme requirements implementing higher level objectives relating to the protection and management of the environment within the Town Centre and Environs and surrounding areas positively interact with SEOs. See **BFF P H H S W A C M A C H L •** SEO interactions in Table 7.4. The degree of the positive interactions vary across the three alternatives. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

- potentially encourage and require the delivery of said linkages (e.g. perhaps by way of phasing); and
- Improve connectivity between the Town Centre and surrounding Neighbourhoods.

There would be no changes to traffic/transport infrastructure requirements under the current Scheme under this alternative.

There would be no change to surface water runoff and subsequent demands on existing network, along with associated SuDS features, already anticipated under the current Scheme from any proposed "minor changes" to the development. This consideration is based on the assumption that there will be negligible increases in hardstanding areas within the development.

Indicative unit numbers and mixed-use areas available under lower tiers of alternatives would allow for an assessment of any potential change to already anticipated demands for/on existing water and wastewater (foul) networks, although no impact would be envisaged if unit numbers and mixed-use areas are to remain the same as the current Cherrywood Planning Scheme and Urban Form Development Framework for the Town Centre.

Visual Impact Considerations

There would be no change to the current and anticipated broad visual impact, as no change to physical controls and guidelines.

There would be a lack of opportunity to provide a more visually dynamic and diverse Town Centre core, and then Environs (HIE) area.

Daylight, Sunlight, Overshadowing, Microclimate considerations

There would be no change to Scheme volumes and heights under this alternative.

Daylight, sunlight and shadow interactions already anticipated would remain unchanged.

With respect to wind and microclimate, following a previous study carried out by B-Fluid Ltd, the current spatial layout, pedestrian engagement, and architectural features of buildings within the Cherrywood Planning Scheme demonstrate wind microclimate conditions are conducive for comfortable pedestrian activities such as sitting, standing, walking, and cycling/ Where no adverse effects have been observed for intended use, it is advised that the effects of wind on surrounding microclimate such as downwash, downdraft, funnelling effects be considered.

Assessment against SEOs

An overall comparative summary assessment of the Tier 1 alternatives against SEOs is provided on Table 7.4. The basis of this assessment is provided above.

Providing for development within the Town Centre and Environs under this alternative would reduce demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the SDZ (to a lesser degree than would be the case under the other two alternatives as a result of a less than optimum land use mix that would be less likely to be realised by the market), in areas that are potentially more sensitive, less well-serviced and less-well connected⁶⁴. As a result, the protection and

⁶⁴ See **BFF PHH S W L CH** SEO interactions in Table 7.4. The degree of the negative interactions vary across the three alternatives. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

management of environmental components beyond the SDZ would be benefited (again, to a lesser degree than would be the case under the other two alternatives)⁶⁵.

This alternative would contribute towards an uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population)⁶⁶ to a lesser degree than would be the case under the other two alternatives (including as a result of a less than optimum land use mix that would be less likely to be realised by the market and limited linkages between quadrants), conflicting with these objectives to a greater degree⁶⁷.

As with other alternatives, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur⁶⁸ and would need to be mitigated.

7.4.2 High-Level Spatial Concept 2 - Modest changes

Land Use and Sustainability

The Scheme, which was originally approved in 2014, would not fully align with recent changes to land use requirements, emerging trends and changes to Government policy. As a result, there would be the potential for the over provision of certain, land uses, which, in turn, may affect the viability of the Town Centre development. If certain elements were not realised, then the delivery of a vibrant, mixed-use sustainable Town Centre could be impacted.

There would be no change to the overall function and land use mix under this alternative. The distribution of land uses could be improved to provide greater mix of uses on non-retail streets in the Town Centre.

Under the current Scheme, the minimum quantum of HIE zoning is too high, definition of HIE zoning objective too narrow and spatial distribution of HIE zoning would greatly limit effectiveness. Minor changes to controls (i.e. height, density) are unlikely to assist in the overall delivery of HIE development provided for under this alternative. This alternative would continue to provide an extent of HIE zoning that would align to a major employment location (akin to Dublin Docklands); such provision is not supported by market demand (short or medium term). HIE zoning and floorspace (by use) phasing would remain too rigid. The likely outcome would be for large parts of sites TC3, HIE3, HIE4, HIE5 and HIE 6 to remain undeveloped in the short to medium term. The benefit of changes to the Scheme under this alternative (such as flexibility in street structure, spaces and urban blocks, and in arrangement and massing of buildings along street frontages) would be limited by a lack of flexibility on overall function, location, mix and quantum of land uses.

Further to issues around HIE provision, the quantum of retail use and service use floorspace provided by the original Planning Scheme significantly exceeds a post-Covid assessment of requirements. This alternative would not be likely to provide for an appropriate adjustment in the quantum of floorspace.

⁶⁵ See **BFF PHH S W L CH** SEO interactions in Table 7.4. The degree of the negative interactions vary across the three alternatives. Also refer to significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁶⁶ See **MA A C PPH** SEO interactions in Table 7.4. The degree of the positive interactions vary across the three alternatives. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁶⁷ See **MA A C PPH*** SEO interactions in Table 7.4. The degree of the negative interactions vary across the three alternatives and include those relating to new, legally binding reductions in greenhouse gas emissions that have come into force since the adoption of the Scheme that must be achieved. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁶⁸ See **BFF PHH S W A C MA CH L** - SEO interactions in Table 7.4. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

Community infrastructure provision in the Town Centre under the current Scheme has not delivered facilities to date. There is a risk, that the library/community hub's delivery is too closely aligned with retail development in TC1, which could delay delivery of vital facilities. Considering significant severance in the Town Centre area, the growing population would be underserved by just one large facility.

Under this alternative, there would be potential for local level and modest changes to the distribution of social, economic and community aspects and infrastructure to improve use mix on certain streets. However, there would be an inability to substantially incorporate changes in national policy/guidance (including requirements around Climate Action) without impacting on the quality of development⁶⁹.

Physical and Green Infrastructure

There would be no change to the overall approach for physical (water services, surface water drainage, transport, traffic and sustainable mobility, and other utilities) or green (including pedestrian/cycle linkages and urban design) infrastructure under this alternative. Local level and modest changes to physical and green infrastructure provisions would be included.

There would be an opportunity to:

- Improve pedestrian and cycle connectivity and permeability between blocks and then, between the Town Centre quadrants and the Environs plots; and
- Encourage and support resident's access to and through the Town Centre and Environs.

However, the viability of the built form would be likely to constrain the activation of these linkages and there would be a need to mitigate any localised/individual instances of reduced permeability and/or directness.

Under this alternative, there would be no impacts to already anticipated requirements under the current Scheme to access to Cherrywood from the wider road network or via public transport. Any necessary rerouting of private vehicles within Cherrywood could be facilitated.

There would be no change to surface water runoff and subsequent demands on existing network, along with associated SuDS features, already anticipated under the current Scheme from any proposed "modest changes" to the development (e.g. re-arrangement of buildings etc.). This consideration is based on the assumption that there will be negligible increases in hardstanding areas within the development.

As this concept allows flexibility in the arrangement and massing of buildings, indicative unit numbers and mixed-use areas available under lower tiers of alternatives would allow for an assessment of any potential change to already anticipated demands for/on existing water and wastewater (foul) networks.

Visual Impact Considerations

There would be no change to the current and anticipated overall broad visual impact. Local level and modest changes to building form would be subject to Scheme controls around height, plot ratio and site coverage.

This alternative would allow for a more visually interesting/diverse Town Centre built form. There would be an opportunity to emphasise key edges and break up potential monolithic built form.

⁶⁹ Scheme requirements implementing higher level objectives relating to the protection and management of the environment within the Town Centre and Environs and surrounding areas positively interact with SEOs. See **BFF P H H S W A C M A C H L •** SEO interactions in Table 7.4. The degree of the positive interactions vary across the three alternatives. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

Daylight, Sunlight, Overshadowing, Microclimate considerations

There would be no change to the overall Scheme approach under this alternative and building heights and volumes would remain largely the same, likely resulting in similar outcomes.

Any changes to daylight, sunlight and shadow interactions already anticipated would need to be considered under lower tiers of alternatives.

With respect to wind and microclimate, as per findings from a study conducted by B-Fluid Ltd, adopting alternative design elements while adhering to building proportions and allowing adaptability for modifications could change/enhance wind conditions further. Strategic positioning of buildings with shielding capabilities on the southeastern boundary of the site could offer protection for the entire area. Smaller buildings should be positioned such that they do not directly under much taller buildings to prevent downwash effect. Where the ability to do this is limited, mitigation effects such as planting trees on the top of smaller buildings could help mitigate the effects of descending wind. Additionally, areas where pedestrian activity is expected to include sitting should be placed away from the bottom of the buildings; minor adjustments to pedestrian activities within larger building blocks, aimed at mitigating funnelling effects, are anticipated to enhance overall comfort levels.

Assessment against SEOs

An overall comparative summary assessment of the Tier 1 alternatives against SEOs is provided on Table 7.4. The basis of this assessment is provided above.

Providing for development within the Town Centre and Environs under this alternative would reduce demand and associated potential for dispersed adverse environmental effects to occur (to a lesser degree than would be the case under Alternative 3 as a result of a less than optimum land use mix that would be less likely to be realised by the market) as a result of development occurring outside of the SDZ, in areas that are potentially more sensitive, less well-serviced and less-well connected⁷⁰. As a result, the protection and management of environmental components beyond the SDZ would be benefited (to a lesser degree than would be the case under Alternative 3 as a result of a less than optimum land use mix that would be less likely to be realised by the market)⁷¹.

This alternative would contribute towards an uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population)⁷² to a lesser degree than would be the case under Alternative (including as a result of a less than optimum land use mix that would be less likely to be realised by the market and constraints to activation of linkages), conflicting with these objectives to a greater degree than would be the case under Alternative 3⁷³.

As with other alternatives, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur⁷⁴ and would need to be mitigated.

⁷⁰ See **BFF PHH S W L CH** SEO interactions in Table 7.4. The degree of the negative interactions vary across the three alternatives. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁷¹ See **BFF PHH S W L CH** SEO interactions in Table 7.4. The degree of the positive interactions vary across the three alternatives. Also refer to significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁷² See **MA A C PPH*** SEO interactions in Table 7.4. The degree of the positive interactions vary across the three alternatives. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁷³ See **MA A C PPH*** SEO interactions in Table 7.4. The degree of the negative interactions vary across the three alternatives and include those relating to new, legally binding reductions in greenhouse gas emissions that have come into force since the adoption of the Scheme that must be achieved. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁷⁴ See **BFF PHH S W A C MA CH L** - SEO interactions in Table 7.4. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

7.4.3 High-Level Spatial Concept 3 - Substantial changes

Land Use and Sustainability

The Scheme, which was originally approved in 2014, would not fully align with recent changes to land use requirements, emerging trends and changes to Government policy. As a result, there would be the potential for the over provision of certain, land uses, which, in turn, may affect the viability of the Town Centre development. If certain elements were not realised, then the delivery of a vibrant, mixed-use sustainable Town Centre could be impacted.

This alternative would allow for substantial changes to the land use mix and distribution consistent with Cherrywood's strategic function as district centre. A greater extent of mixed use could be provided, within a coherent land use concept, delivering greater co-location of compatible uses, greater mixed use to important streets, and facilitating a reconsideration of the location of critical/destination uses to support the overall land use concept.

This alternative would be likely to improve the viability and deliverability of the Planning Scheme, and in particular, the mixed-use Town Centre.

This alternative would present an opportunity to explore the optimum land use mix, given current and emerging trends. This would likely assist in the delivery and build out of a mixed use, sustainable and vibrant Town Centre that would provide retail, employment, community, and social facilities for the residents and employees of Cherrywood. This alternative would also present opportunities to improve the form and function of urban blocks and to introduce further improvements to the connectedness and quality of the public realm spaces.

Under the current Scheme, the minimum quantum of HIE zoning is too high, definition of HIE zoning objective too narrow and spatial distribution of HIE zoning would greatly limit effectiveness. A more flexible zoning approach (e.g. within the HIE zoning or subsuming HIE into a general commercial zoning) would be likely to have a positive impact on the delivery of development in within the Town Centre and Environs.

Rather than a commercial urban centre, site TC3 in particular would be likely to develop a more mixed-use character, including higher proportion of residential and service use. Peripheral areas of HIE (sites HIE1 to HIE6) would change character from mono-use business park to that of an expanded, mixed-use urban area, with better integration between town centre and environs. This is considered to provide a more sustainable balance of uses, which is less reliant on peak-hour commuting labour force. A higher resident population would require a higher level of services and community facilities. Overall, development of the Town Centre and Environs would be likely to more viable and progress in short-term under this Alternative. The delivery of employment floorspace consistent with Cherrywood's designation as an important employment centre under this alternative is less predictable and could be supported by operational planning controls and the provision of a percentage of commercial space per block or quadrant.

Further to issues around HIE provision, the quantum of retail use and service use floorspace provided by the original Planning Scheme significantly exceeds a post-Covid assessment of requirements. This alternative would allow for consideration of a substantive change to afford the necessary flexibility to explore a range of land use options for Cherrywood, in terms of the scale, nature and format of potential retail and service end-users.

Community infrastructure provision in the Town Centre under the current Scheme has not delivered facilities to date. There is a risk, that the library/community hub's delivery is too closely aligned with retail development in TC1, which could delay delivery of vital facilities. Considering significant severance in the Town Centre area, the growing population would be underserved by just one large facility. This alternative would provide an opportunity to make community infrastructure provision more likely.

Under this alternative, there would be potential to improve social, economic and social/community outcomes through increased provision and better distribution and location. There would also be an opportunity to address, as applicable, compliance with higher order objectives and changes in national policy/guidance (including requirements around Climate Action)⁷⁵.

Physical and Green Infrastructure

Under this alternative there would be potential to improve provision for physical (water services, surface water drainage, transport, traffic and sustainable mobility, and other utilities) and green (including pedestrian/cycle linkages and urban design) infrastructure in line with current best practice and regulation. This would include significantly increasing permeability and connections throughout the Town Centre and to surrounding areas.

There would be an opportunity to:

- Improve pedestrian and cycle connectivity and permeability between blocks and then, between the Town Centre quadrants and the Environs plots; and
- Encourage and support resident's access to and through the Town Centre and Environs.
- Improve passive surveillance, and activation of linkages and animation of public spaces.

However, there would be a need to mitigate any localised/individual instances of reduced permeability and/or directness.

Under this alternative, it is anticipated that changes in the mix of land uses would result in changes to trip generation figures anticipated under the current Scheme and resultant impact on the operation of junctions on the adjoining road network. This may also result in rerouting of vehicles on the wider road network. There would also be possible changes to public transport usage.

There would be little change to surface water runoff and subsequent demands on existing network, along with associated SuDS features, already anticipated under the current Scheme from any proposed "substantial changes" to the development (e.g. amended building heights etc.). This consideration is based on the assumption that there will be minor increases in hardstanding areas within the development.

As this concept allows flexibility in the arrangement and massing of buildings, along with potential changes to building heights, indicative unit numbers and mixed-use areas available under lower tiers of alternatives would allow for an assessment of any potential change to already anticipated demands for/on existing water and wastewater (foul) networks.

Visual Impact Considerations

There would be potential to improve the coherence and legibility of the urban form and urban streets and spaces. There would be an opportunity to introduce greater levels of variety and diversity in the scale and grain of the town centre.

This alternative would allow for a more visually interesting/diverse Town Centre built form. There would be an opportunity to improve visual interest and better identify the Town Centre as the heart / district centre of Cherrywood.

⁷⁵ Scheme requirements implementing higher level objectives relating to the protection and management of the environment within the Town Centre and Environs and surrounding areas positively interact with SEOs. See **BFF PHH S W A C MA CH L •** SEO interactions in Table 7.4. The degree of the positive interactions vary across the three alternatives. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

Daylight, Sunlight, Overshadowing, Microclimate considerations

Under this alternative there would be potential to improve outcomes for daylight and sunlight to streets, spaces and private amenity areas, and to buildings and activities in the town centre. Any changes to daylight, sunlight and shadow interactions already anticipated would need to be considered under lower tiers of alternatives.

With respect to wind and microclimate, following B-Fluid's Assessment, adjustments to building proportions and activity patterns can be accommodated, provided such alterations do not introduce heightened downdrafts, downwash, or funnelling effects that may compromise the suitability of specific areas for intended pedestrian activities. Should this approach be pursued, buildings exceeding a height of 25 meters or double the elevation of surrounding structures must undergo supplementary wind microclimate assessments to ensure the comfort and safety of pedestrians and cyclists along newly designated activity routes or zones.

Assessment against SEOs

An overall comparative summary assessment of the Tier 1 alternatives against SEOs is provided on Table 7.4. The basis of this assessment is provided above.

Providing for an appropriate land use mix and function within the Town Centre and Environs that would be more likely to be realised by the market under this alternative would reduce demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the SDZ (to a greater degree than would be the case under the other two alternatives), in areas that are potentially more sensitive, less well-serviced and less-well connected⁷⁶. As a result, the protection and management of environmental components beyond the SDZ would be benefited (to a greater degree than would be the case under the other two alternatives)⁷⁷.

This alternative would contribute towards maximising the uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and maximising infrastructural and services efficiencies (including associated interactions with population) to a greater degree than would be the case under the other two alternatives⁷⁸, conflicting with these to a lesser degree⁷⁹.

As with other alternatives, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur⁸⁰ and would need to be mitigated.

⁷⁶ See **BFF PHH S W L CH** SEO interactions in Table 7.4. The degree of the negative interactions vary across the three alternatives. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁷⁷ See **BFF PHH S W L CH** SEO interactions in Table 7.4. The degree of the positive interactions vary across the three alternatives. Also refer to significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁷⁸ See **MA A C PPH*** SEO interactions in Table 7.4. The degree of the positive interactions vary across the three alternatives. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁷⁹ See **MA A C PPH*** SEO interactions in Table 7.4. The degree of the negative interactions vary across the three alternatives and include those relating to new, legally binding reductions in greenhouse gas emissions that have come into force since the adoption of the Scheme that must be achieved. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁸⁰ See **BFF PHH S W A C MA CH L** - SEO interactions in Table 7.4. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

Table 7.4 Overall Comparative Assessment of Tier 1 Alternatives against SEOs

Description of Likely Significant Environmental Effect ⁸¹								
Alternative (Selected Alternative in Bold)	+			- ^M			-	0
	to a Greater degree	to a Moderate degree	to a Lesser degree	to a Lesser degree	to a Moderate degree	to a Greater degree		
High-Level Spatial Concept 1 – Minor changes			MA A C PPH * BFF PHH S W L CH  BFF PHH S W A C MA CH L •		BFF PHH S W A C MA CH L ■	MA A C PPH * BFF PHH S W L CH 		
High-Level Spatial Concept 2 – Modest changes		MA A C PPH * BFF PHH S W L CH  BFF PHH S W A C MA CH L •			MA A C PPH * BFF PHH S W L CH  BFF PHH S W A C MA CH L ■			
High-Level Spatial Concept 3 – Substantial changes	MA A C PPH * BFF PHH S W L CH  BFF PHH S W A C MA CH L •			MA A C PPH * BFF PHH S W L CH 	BFF PHH S W A C MA CH L ■			

* = These interactions include those relating to legally binding reductions in greenhouse gas emissions that must be achieved as well as the vibrancy of the Town Centre and Environs and wider SDZ area as an attractive place to live in, work in and visit

• = These interactions relate to positive effects on the protection and management of the environment within the Town Centre and Environs and surrounding areas, having regard to consistency with current environmental and wider planning framework policy and guidance

■ = These interactions relate to the potential for direct adverse environmental effects, if unmitigated arising from development within the Town Centre and Environs

 = These interactions relate to positive effects on the protection and management of the environment beyond the SDZ (as a result of providing development within the Town Centre and Environs)

 = These interactions relate to adverse environmental effects, if unmitigated, (arising from development occurring beyond the SDZ)

⁸¹ For an explanation of Strategic Environmental Objective codes (e.g. **BFF**, **PHH**, **S**, **W**) and assessment criteria (related to +, -^M, - and 0 symbols), etc. refer to Section 7.2. For related SEA Framework indicators and targets refer to Section 5.

7.5 Overall Comparative Assessment of Tier 2 Alternatives

An overall comparative summary assessment of the Tier 2 alternatives against SEOs is provided on Table 7.5. The basis of this assessment is provided below. Tier 2 alternatives are finer-grained spatial concept options for the selected High-Level Spatial Concepts Option, "Concept 3 – Substantial changes" - see assessment under Section 7.4 above.

Finer-Grained Spatial Concept 1 and **Finer-Grained Spatial Concept 2** are considered together under the topics below. The main differences between each option relate to: the axis in focal spaces; and the directness of connections to public transport.

Land Use and Sustainability

Both Finer-Grained Spatial Concepts provide for potential for greater use mixing in terms of range and distribution across Town Centre and Environs within larger function concepts. **Both Concepts** provide opportunities for a more diverse Town Centre and Environs in terms of land use developments and activities. The Town Centre retains its principle mixed use focus in its role as a District Centre, but finetunes the nature of future development in TC1 Quadrant (retail and retail services (plus residential), TC3 (civic, community and mixed use) and employment/HIE/etc in the HIE plots (environs). Thus, opportunities for change are evident within the larger District Centre function, but still addressing matters of sustainable development.

Both Concepts demonstrate a change in the range of uses within the respective quadrants and HIE plots, and a greater diversity of possible uses. This will contribute to the delivery of a sustainable mixed use diverse Town Centre.

Overall, **neither Finer-Grained Spatial Concept** restricts appropriate mixes of uses or provides an obligation to deliver an unsustainable quantum of High Intensity Employment uses that may restrict development of the town centre overall. **Both concepts** support the delivery of important community infrastructure for the town centre and SDZ overall.

Physical and Green Infrastructure

The permeable urban structure and urban block structure **under both Finer-Grained Spatial Concepts** supports the delivery of sustainable urban/physical infrastructure. Permeable street and space network would connect the quadrants, surrounding areas and provide for connections to larger GI. Junctions and crossings would be enhanced under each concept and there would be potential for pedestrian and cycle priority in local streets and spaces, combined with good level of design and service on link and arterial streets. A permeable and legible hierarchy and network of streets and space would provide opportunities to provide for coherent community provision (e.g. residential combined with community infrastructure in living streets and spaces). Legible urban structure and connected focal spaces provide an attractive framework for the delivery of business and employment.

Both Finer-Grained Spatial Concepts present a permeable and connected layout, with intended pedestrian and cycle priority throughout, and thus good linkages within plots/quadrants and to adjoining plots and beyond. There are direct and well-defined active travel mode connections between key open spaces, with the relocation of the pedestrian/cycle bridge between Town Centre Quadrants TC1 and TC3.

Both concepts may result in greater permeability and improved directness on pedestrian/cyclist routes in comparison with the existing Scheme.

Both concepts provide for connections to public transport; however, the directness of these connections **differs across the two concepts**:

- **Under Finer-Grained Spatial Concept Option 1**, there are close connections to public transport, and in particular Luas stops.
- **Under Finer-Grained Spatial Concept Option 2**, connections to public transport, and in particular Luas stops, are more indirect.

Under both Finer-Grained Spatial Concepts, focal open space areas are located at critical places in the Town Centre. The axes in focal spaces, however, **differs across the two concepts**:

- **Under Finer-Grained Spatial Concept Option 1**, focal (green) open spaces use is made of a north-south axis. This is in order to maximise orientation and aspect. There are direct and well-defined connections between key open spaces, with the relocation of the pedestrian/ cycle bridge between Town Centre Quadrants TC1 and TC3.
- **Under Finer-Grained Spatial Concept Option 2**, focal (green) open spaces are configured along a primary east-west axis and these spaces are set in a more internalised location relative to the quadrants and Grand Parade.

Both Concepts include for a refreshed approach to Wyattville Link Road, combining improved surface (at grade) and bridge crossings for future residents and employees. Both concepts also provide for low or no vehicular traffic in local streets in Town Centre Quadrants TC1 and TC3 and the HIE blocks. Cherrywood Avenue is proposed as a low speed, pedestrian and cycle priority link street under both options.

Under both Concepts, it is anticipated that infill and intensification of existing developed areas will result in changes to trip generation figures associated with the development and resultant impact on the operation of junctions on the adjoining road network. This may also result in rerouting of vehicles on the wider road network. There may be changes to public transport usage and surface crossings may result in impacts to traffic on Wyattville Link Road.

Little impact is envisaged on surface water runoff and subsequent demands on the existing network, along with associated SuDS features, from proposed axes ('north-south' axis under Concept 1 and 'east-west' axis under Option 2) in focal spaces and overall concept structure. This consideration is based on the assumption that there will be minor increases in hardstanding areas within the development.

Under either concept, specific massing of buildings, potential changes to building heights, indicative unit numbers and mixed-use areas are required to assess any potential development impacts on existing water and wastewater (foul) networks. The stormwater outfall rates for all sites are defined by the site area and hence, should there be any increase in impermeable area relative to soft landscaping, associated with these proposals, this will have a direct impact in increasing the volume of attenuation storage required on-site and may necessitate greater capacity in SuDS. Ongoing liaison is undertaken with Uisce Éireann in order to verify that the existing Uisce Éireann assets have sufficient capacity to manage use types.

Visual Impact Considerations

Under both Concepts, there would be improved legibility around primary focal spaces and improved visual connections between quadrants and surrounding areas. Continuity and enclosure of streets and spaces would match role and hierarchy.

Both concepts allow for a more diverse and visually interesting built form. Using a distorted urban grid structure but with permeable layout, both concepts facilitate visual and physical

connections through and between quadrants. The potential for height and scale will assist in facilitating place-making, but also allow for the integration of finer grain where applicable/required, in order to present a more human-scale visual experience.

Daylight, Sunlight, Overshadowing, Microclimate considerations

The axes in focal (amenity/open) spaces **differs across the two concepts:**

- **Under Finer-Grained Spatial Concept Option 1**, orientation of amenity/open space is provided on a north-south axis.

This is in order to maximise orientation and aspect, providing potential for enhanced access to daylight and sunlight for active frontages. This layout, assuming that the bounding blocks to the south are not disproportionately tall, will maximize the sunlit space. The consolidation of layouts under this concept has allowed these spaces (especially the TC1 space) to be larger, which is positive in terms of sunlight on the ground. Given that the TC1 space is the primary Civic Core, this is desirable.

The primary north-south axis in focal spaces are bordered along their entire lengths by buildings to the west and east along this axis which could provide wind mitigation from prevalent south west winds along the north-south axis. Other pedestrian wind comfort concerns can be analysed through supplementary microclimate assessments to assess effects of building heights (when known) where they exceed 25 meters or double the elevation of surrounding structures (as stipulated by the Wind Microclimate Guidelines for Developments in the City of London, August 2019). These assessments should ensure that taller structures do not exacerbate downdrafts or downwash effects, particularly in areas where pedestrian activities are concentrated.

- **Under Finer-Grained Spatial Concept Option 2**, orientation of amenity/open space is provided on an east-west axis and these spaces are set in a more internalised location relative to the quadrants and Grand Parade. This results in a less favourable access to daylight and sunlight to active frontages. These long and much narrower spaces lend themselves, by virtue of orientation, to shadow cast by the blocks to the south. Even if these blocks are small, it is likely that these spaces will be in shadow for most of the day.

Given the emphasis on primary east-west axis in focal spaces, there is some risk of exacerbating wind tunnelling effects from prevalent west and southwest winds with capabilities of compromising pedestrian comfort. However, Like Finer-Grained Spatial Concept 1, these focal spaces are bordered by buildings along and perpendicular to the axis which could provide wind mitigation. However, road openings leading to and from the open and urban spaces could be subject to tunnelling effects from west and south-west winds.

Assessment against SEOs

Providing for an appropriate land use mix and function within the Town Centre and Environs, that would be more likely to be realised by the market under both Finer-Grained Spatial Concepts, would reduce demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the SDZ, in areas that are potentially more sensitive, less well-serviced and less-well connected⁸². As a result, the protection and management of environmental components beyond the SDZ would be benefited⁸³.

⁸² See **BFF PHH S W L CH** SEO interactions in Table 7.5. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁸³ See **BFF PHH S W L CH** SEO interactions in Table 7.5. Also refer to significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

Both Finer-Grained Spatial Concepts would contribute towards maximising the uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and maximising infrastructural and services efficiencies (including associated interactions with population). As Finer-Grained Spatial Concept Option 1 provides closer connections to public transport, and in particular Luas stops, this concept would contribute towards the uptake in smarter, more sustainable modes of transport the most⁸⁴; conflicting to a greater degree⁸⁵. As Finer-Grained Spatial Concept Option 2, provides connections to public transport, and in particular Luas stops, that are more indirect, this concept would contribute towards the uptake in smarter, more sustainable modes of transport the least⁸⁶; conflicting to a greater degree⁸⁷.

Under both Finer-Grained Spatial Concepts, there would be potential to improve social, economic and social/community outcomes through increased provision and better distribution and location. There would also be an opportunity to address, as applicable, compliance with higher order objectives and changes in national policy/guidance (including requirements around Climate Action)⁸⁸. Differences in "Daylight, Sunlight, Overshadowing, Microclimate considerations" (see above), would result in different degrees of interactions with respect to SEO PHH, relating to population and human health, and SEO MA, relating to optimising the use of infrastructure.

Under both Finer-Grained Spatial Concepts, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur⁸⁹ and would need to be mitigated. Differences in "Daylight, Sunlight, Overshadowing, Microclimate considerations" (see above), would result in different degrees of interactions with respect to SEO PHH, relating to population and human health, and SEO MA, relating to optimising the use of infrastructure.

⁸⁴ See **MA A C PPH*** SEO interactions in Table 7.5. The degree of the positive interactions vary across the two Finer-Grained Spatial Concepts due to the nature of connections with public transport. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁸⁵ See **MA A C PHH*** SEO interactions in Table 7.5. The degree of the negative interactions vary across the two Finer-Grained Spatial Concepts due to the nature of connections with public transport. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁸⁶ See **MA A C PPH*** SEO interactions in Table 7.5. The degree of the positive interactions vary across the two Finer-Grained Spatial Concepts due to the nature of connections with public transport. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁸⁷ See **MA A C PHH*** SEO interactions in Table 7.5. The degree of the negative interactions vary across the two Finer-Grained Spatial Concepts due to the nature of connections with public transport. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁸⁸ Scheme requirements implementing higher level objectives relating to the protection and management of the environment within the Town Centre and Environs and surrounding areas positively interact with SEOs. See **BFF PHH S W A C MA CH L •** SEO interactions in Table 7.5. The degree of the positive interactions vary across the two Finer-Grained Spatial Concepts due to daylight/sunlight levels. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁸⁹ See **BFF PHH S W A C MA CH L •** SEO interactions in Table 7.5. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

Table 7.5 Overall Comparative Assessment of Tier 2 Alternatives against SEOs

Description of Likely Significant Environmental Effect ⁹⁰								
Alternative (Selected Alternative in Bold)	+			-M			-	0
	to a Greater degree-	to a Moderate degree	to a Lesser degree	to a Lesser degree	to a Moderate degree	to a Greater degree		
Finer-Grained Spatial Concept 1	MA A C PPH * BFF PHH S W L CH ■ BFF PHH S W A C MA CH L •			MA A C PPH * BFF PHH S W L CH ■	BFF PHH S W A C MA CH L ■			
Finer-Grained Spatial Concept 2	BFF PHH S W L CH ■ BFF S W A C CH L •	MA A C PPH * PHH MA •		BFF PHH S W L CH ■	BFF S W A C CH L ■ MA A C PPH *	PHH MA ■		

* = These interactions include those relating to legally binding reductions in greenhouse gas emissions that must be achieved as well as the vibrancy of the Town Centre and Environs and wider SDZ area as an attractive place to live in, work in and visit

• = These interactions relate to positive effects on the protection and management of the environment within the Town Centre and Environs and surrounding areas, having regard to consistency with current environmental and wider planning framework policy and guidance

■ = These interactions relate to the potential for direct adverse environmental effects, if unmitigated arising from development within the Town Centre and Environs

■ = These interactions relate to positive effects on the protection and management of the environment beyond the SDZ (as a result of providing development within the Town Centre and Environs)

■ = These interactions relate to adverse environmental effects, if unmitigated, (arising from development occurring beyond the SDZ)

⁹⁰ For an explanation of Strategic Environmental Objective codes (e.g. **BFF**, **PHH**, **S**, **W**) and assessment criteria (related to +, -^M, - and 0 symbols), etc. refer to Section 7.2. For related SEA Framework indicators and targets refer to Section 5.

7.6 Overall Comparative Assessment of Tier 3 Alternatives

An overall comparative summary assessment of the Tier 3 alternatives against SEOs is provided on Table 7.6. The basis of this assessment is provided below. Tier 3 alternatives are built form options for the selected Finer-Grained Spatial Concepts Option, "Finer-Grained Spatial Concept 1" - see assessment under Section 7.5 above.

Tier 3 alternatives focus on Residential to Non-Residential land use mix.

Built Form Option 1 "Exploratory Market Informed" is guided by market informed / specialist background research for landuses related to Retail, and Retail Services, Services Related, HIE/Employment Related, Community Facilities, and Cultural and Civic. **Option 1 provides for:**

- A slightly higher overall quantum of development (c. 1% more) than Option 2.
- A lower quantum and lower percentage of Residential to Non-Residential uses (c. 31.9% versus c. 35.9%).
- In comparison to Option 2:
 - A lower percentage of Residential (c. 31.9% versus c. 35.9%);
 - A lower percentage of Retail and Services (c. 6.9% versus c. 7.1%);
 - A higher percentage of Leisure / Recreation / Tourism (c. 5.2% versus c. 3.3%);
 - A higher percentage of UrbComm (HIE TCC) (c. 13.3% versus c. 11.1%);
 - A slightly lower percentage of HIE TCE (Strategic Employment) (c. 40.3% versus c. 40.7%); and
 - A higher percentage of Culture & Community (c. 2.3% versus c. 1.9%).

Built Form Option 2 "Viability Adjusted" was viability adjusted in order to technically improve the delivery performance of the potential future build out. **Option 2 provides for:**

- A slightly lower overall quantum of development (c. 1% less) than Option 1.
- In comparison to Option 1:
 - A higher percentage of Residential (c. 35.9% versus c. 31.9%);
 - A higher percentage of Retail and Services (c. 7.1% versus c. 6.9%);
 - A lower percentage of Leisure / Recreation / Tourism (c. 3.3% versus c. 5.2%);
 - A lower percentage of UrbComm (HIE TCC) (c. 11.1% versus c. 13.3%);
 - A slightly higher percentage of HIE TCE (Strategic Employment) (c. 40.7% versus c. 40.3%); and
 - A lower percentage of Culture & Community (c. 1.9% versus c. 2.3%).

Built Form Option 1 "Exploratory Market Informed" and Built Form Option 2 "Viability Adjusted" are considered together under the topics below.

Land Use and Sustainability

Option 1 alternative supports an appropriate mix of uses, and a sustainable provision of HIE reflecting the need to maintain a strong economic and employment function (balanced between TCE and TCC). It positively addresses HIE in current scheme that is too high, rigid and may restrict development of the town centre overall.

Option 1 provides for a slightly higher percentage of UrbComm (HIE TCC) (13% versus 11.1%) and marginally less HIE TCE Strategic Employment (40.3% versus 40.7%). Option 1 has A higher percentage of Culture & Community (c. 2.3% versus c. 1.9%).

Under Option 1 (as opposed to Option 2) there is a lower percentage of Residential use, and a higher percentage of UrbComm. There is also a higher percentage of Leisure / Recreation / Tourism and then Culture and Community Uses. Option 1 also presents a lower quantum and percentage of Residential to Non-residential Uses. There may, under this Option, be a slight

imbalance around Residential and then Non-Residential, - this particularly around Leisure/Recreation and Culture and Community uses which may be in a quantum that is higher than it needs to be and also may not be as viable to serve the Cherrywood community. Certain types of Leisure/Recreation may be of a size to serve as an attractor/destination for external visitors. This in itself may present as not being strictly in accordance with proper planning and sustainable development, and indeed in compliance with higher level objectives.

Option 2 alternative supports an appropriate mix of uses, and a sustainable provision of HIE reflecting the need to maintain a strong economic and employment function (balanced between TCE and TCC). It positively addresses HIE in current scheme that is too high, rigid and may restrict development of the town centre overall.

Option provides for a lower percentage of UrbComm (HIE TCC) (11% versus 13%) and marginally higher HIE TCE Strategic Employment (40.7% versus 40.3%). Option 2 has a lower percentage of Culture & Community (c.1.9% versus c. 2.3%).

Option 2 has been viability adjusted to seek to improve and/or assist with the delivery of the potential future build out. In addition, the long-term strategic view with regard to employment was also strengthened. The capacity figures for the Town Centre Core were refined to allow for a residential use mix of c. below maximum of 70% overall facilitated by a transfer of HIE/Urbcomm to the Town Centre Environs (TCE) plots. An adjustment was also made to allow for a potential additional setback floor for the existing residential blocks (aka additional residential provision). For one of the Town Centre superblocs, an alternative land use mix approach is presented to address potential viability issues. This superblock would still be the focus of a potential civic and cultural hub, however, there is a reduction in the land uses comprising UrbComm, Leisure, Community and Culture with a re-assignment of said areas to residential land use.

Thus, under Option 2 (as opposed to Option 1) there is a higher percentage of Residential use, and a slightly higher percentage of HIE TCE (Strategic Employment). The latter is important to future proof the delivery of employment given the designation (in the Dublin MASP) of Cherrywood SDZ as a strategic employment location. Correspondingly in this Option 2, there is a lower percentage of Leisure /Recreation / Tourism and then Culture and Community Uses. It is considered that under this Option with an improved emphasis on the provision of housing, the viability around delivery is also improved. The supporting facilities /uses (Leisure /Recreation and Culture and Community) are though still provided (in possibly a more appropriate quantum).

In generating Option 2, and indeed throughout the process, the need to achieve a sustainable balanced land use mix is paramount and was considered. In this regard, a land use mix, that ensures an appropriate mix, quantum and phasing of uses, is vibrant, necessary for a District Centre designated town centre, nurtures animation at street level and delivers good place making, and quality public realm and linkages. This all to accord with proper planning and sustainable development, and compliance with higher level objectives.

Physical and Green Infrastructure

Tier 3 Alternatives focus on options related to Land Use Mix (Green Infrastructure would have been explored under Tier 1 and 2 Alternatives).

Due to the smaller residential percentage, Option 1 would have the potential to result in fewer outbound trips in the morning and fewer inbound trips in the afternoon/evening, generated by people travelling to and from work. However, a firm conclusion on this would require further analysis and information on the likely demographics of residents e.g. whether they would be employed, the type of work that they would do, where they would work and how they would work (remote working, onsite working etc). Option 1 would also likely require the allocation of less space for residential parking than Option 2.

Due to the larger residential percentage, Option 2 would have the potential to result in more outbound trips in the morning and more inbound trips in the afternoon/evening, generated by people travelling to and from work. However, a firm conclusion on this would require further analysis and information on the likely demographics of residents e.g. whether they would be employed, the type of work that they would do, where they would work and how they would work (remote working, onsite working etc). Option 1 would also likely require the allocation of less space for residential parking than Option 2.

The overall transport requirements for the two options will likely be similar but opposite i.e. similar public transport capacity might need to be provided for both options, with the difference that more of this capacity would be utilised for inbound trips in the morning under Option 1, whilst more inbound trips requiring higher capacity utilisation would be generated in the afternoon/evening under Option 2. Option 2 may require more residential parking or stricter parking standards to mitigate potential road traffic generated by residents.

Visual Impact Considerations

Tier 3 Alternatives focus on options related to Land Use Mix. (Visual Impact Considerations would have been explored under Tier 1 and 2 Alternatives). That said:

- Development aligning with Option 1, with a slightly higher percentage of Urbcomm, Leisure / Recreation /Tourism and Culture and Community Uses, would translate to a built form attuned (applicable locationally) that would have the visual appearance as more office related and comprising more 'big box' type uses (perhaps bulkier with less detailing).
- Development aligning with Option 2, with a slightly higher percentage of Residential development (above ground level) would translate to a built form attuned visually to reflect its residential use (fenestration type, balconies, winter gardens, etc). with applicable detailing/interest.

Daylight, Sunlight, Overshadowing, Microclimate considerations

Under Option 1:

- Lower residential density would reduce downdraft effects, but taller non-residential buildings may create wind funnelling effects.
- Open leisure and tourism spaces need would wind protection from gusts and exposure to prevailing winds.
- Potential street canyon effects in commercial areas could accelerate wind; corner treatments may mitigate this.
- Leisure and recreation zones would require careful planning to ensure pedestrian comfort in open public spaces.
- Strategic employment blocks may create wind shadow zones, requiring layout adjustments for airflow balance.
- Public spaces and linkages should be designed to avoid wind discomfort through landscaping and windbreaks.

Under Option 2:

- Higher residential density may bring about higher buildings than Option 1, such that the additional floors may tend to increase downdraft effects; setbacks may reduce wind impacts.
- Street-level wind comfort would be crucial for vibrant residential streets; canopies and trees could help to mitigate wind.
- Canyon effects in residential blocks could accelerate wind; staggered layouts or angled facades would be needed.
- Open spaces and courtyards in residential areas should be shielded from wind to enhance liveability.

- Strategic employment zones would need careful placement to avoid wind tunnels and concentrated wind flows.
- Phased development could temporarily expose areas to wind issues; each phase would need wind-sensitive planning.

Assessment against SEOs

Both options would reduce demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the SDZ, in areas that are potentially more sensitive, less well-serviced and less-well connected⁹¹. As a result, the protection and management of environmental components beyond the SDZ would be benefited⁹². Option 2 would be more likely to result in these interactions to a greater degree than Option 1, as Option 2 would be more likely to maximise build out and achieve Scheme provisions (Option 2 was viability adjusted in order to technically improve the delivery performance of the potential future build out).

Both options would contribute towards maximising the uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and maximising infrastructural and services efficiencies (including associated interactions with population)⁹³, having limited potential conflicts with such efforts⁹⁴. Option 2 would be more likely to result in these interactions to a greater degree than Option 1, as Option 2 would be more likely to maximise build out and achieve Scheme provisions (Option 2 was viability adjusted in order to technically improve the delivery performance of the potential future build out).

Under both Options, there would be potential to improve social, economic and social/community outcomes through increased provision and better distribution and location. There would also be an opportunity to address, as applicable, compliance with higher order objectives and changes in national policy/guidance (including requirements around Climate Action)⁹⁵. Option 2 would be more likely to result in these interactions to a greater degree than Option 1, as Option 2 would be more likely to maximise build out and achieve Scheme provisions (Option 2 was viability adjusted in order to technically improve the delivery performance of the potential future build out).

Under both Options, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur⁹⁶ and would need to be mitigated. Option 2 would be more likely to result in these interactions to a greater degree than Option 1, as Option 2 would be more likely to maximise build out and achieve Scheme provisions (Option 2 was viability adjusted in order to technically improve the delivery performance of the potential future build out).

⁹¹ See **BFF PHH S W L CH** SEO interactions in Table 7.6. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁹² See **BFF PHH S W L CH** SEO interactions in Table 7.6. Also refer to significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁹³ See **MA A C PPH*** SEO interactions in Table 7.6. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁹⁴ See **MA A C PPH*** SEO interactions in Table 7.6. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

⁹⁵ Scheme requirements implementing higher level objectives relating to the protection and management of the environment within the Town Centre and Environs and surrounding areas positively interact with SEOs. See **BFF PHH S W A C MA CH L •** SEO interactions in Table 7.6. See also significant positive environmental effects, likely to occur common to all alternatives in Table 7.3.

⁹⁶ See **BFF PHH S W A C MA CH L •** SEO interactions in Table 7.6. Also refer to potentially significant adverse environmental effects, if unmitigated, common to all alternatives in Table 7.3.

Table 7.6 Overall Comparative Assessment of Tier 3 Alternatives against SEOs

Description of Likely Significant Environmental Effect ⁹⁷								
Alternative (Selected Alternative in Bold)	+			-M			-	0
	to a Greater degree	to a Moderate degree	to a Lesser degree	to a Lesser degree	to a Moderate degree	to a Greater degree		
Built Form Option 1: Exploratory Market Informed		MA A C PPH * BFF PHH S W L CH  BFF PHH S W A C MA CH L •		MA A C PPH * BFF PHH S W L CH 	BFF PHH S W A C MA CH L ■			
Built Form Option 2: Viability Adjusted	MA A C PPH * BFF PHH S W L CH  BFF PHH S W A C MA CH L •			BFF PHH S W A C MA CH L ■	MA A C PPH * BFF PHH S W L CH 			

* = These interactions include those relating to legally binding reductions in greenhouse gas emissions that must be achieved as well as the vibrancy of the Town Centre and Environs and wider SDZ area as an attractive place to live in, work in and visit

• = These interactions relate to positive effects on the protection and management of the environment within the Town Centre and Environs and surrounding areas, having regard to consistency with current environmental and wider planning framework policy and guidance

■ = These interactions relate to the potential for direct adverse environmental effects, if unmitigated arising from development within the Town Centre and Environs

 = These interactions relate to positive effects on the protection and management of the environment beyond the SDZ (as a result of providing development within the Town Centre and Environs)

 = These interactions relate to adverse environmental effects, if unmitigated, (arising from development occurring beyond the SDZ)

⁹⁷ For an explanation of Strategic Environmental Objective codes (e.g. **BFF**, **PHH**, **S**, **W**) and assessment criteria (related to +, -^M, - and 0 symbols), etc. refer to Section 7.2. For related SEA Framework indicators and targets refer to Section 5.

Section 8 Evaluation of Proposed Amendment Provisions

8.1 Introduction

This section provides an assessment of environmental effects using the information on the current state of the environment (provided in Section 4) and the Strategic Environmental Objectives (see Table 8.1) from implementation of the Proposed Amendment.

8.2 Methodology

The Proposed Amendment provisions (and, in Section 7, the alternatives) are evaluated using compatibility criteria (see Table 8.2) in order to determine how they would be likely to affect the status of the existing environment and the SEOs. The SEOs and the Proposed Amendment provisions (and, in Section 7, the alternatives) are arrayed against each other in order to demonstrate which interactions would cause effects on specific components of the environment. Where the appraisal identifies an interaction with the status of an SEO the relevant SEO code is entered into the relevant column.

The interactions identified are reflective of likely significant environmental effects:

- Amendment provisions that are likely to have a significant positive environmental effect on the environmental components associated with SEOs;
- Amendment provisions that have the potential to have a likely significant negative environmental effect on the environmental components associated with SEOs - however, a low level of residual negative effect is likely as effects would be relatively easily mitigated and/or avoided;
- Amendment provisions that are likely to have a significant negative environmental effect on the environmental components associated with SEOs - a high level of residual negative effect would be likely as effects would not be easily mitigated and/or avoided; and
- Amendment provisions that have no likely significant environmental effect on the environmental components associated with SEOs.

Effects considered include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

The degree of significance of effects occurring cannot be fully determined at this level of decision making as the Planning Scheme as amended will be implemented through lower-tier project development, environmental and planning assessments and decision-making. However, a strategic assessment can be undertaken.

Table 8.1 Strategic Environmental Objectives⁹⁸

Environmental Component	SEO Code	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	BFF	<ul style="list-style-type: none"> To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species Enhance biodiversity in line with the National Biodiversity Strategy and its targets To protect, maintain and conserve natural capital
Population and Human Health	PHH	<ul style="list-style-type: none"> Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management Ensure that existing population and planned growth is matched with the required public infrastructure and the required services Safeguard citizens from environment-related pressures and risks to health and well-being
Soil (and Land)	S	<ul style="list-style-type: none"> Protect soils against pollution, and prevent degradation of the soil resource Promote the sustainable use of infill and brownfield sites over the use of greenfield sites Safeguard areas of prime agricultural land and designated geological sites
Water	W	<ul style="list-style-type: none"> Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive and Marine Strategy Framework Directive Ensure that economic growth of the marine resource and its ecosystems are managed sustainably Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion, particularly coastal areas Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	MA	<ul style="list-style-type: none"> Optimise existing infrastructure and provide new infrastructure to match population distribution proposals – this includes transport infrastructure Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, wave solar, tidal, biomass, energy from waste and traditional fossil fuels Promote the circular economy, reduce waste, and increase energy efficiencies Ensure there is adequate sewerage and drainage infrastructure in place to support new development Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart- buildings, cities and grids
Air	A	<ul style="list-style-type: none"> To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency Promote continuing improvement in air quality Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution Meet Air Quality Directive standards for the protection of human health — Air Quality Directive Significantly decrease noise pollution and move closer to WHO recommended levels
Climatic Factors	C	<ul style="list-style-type: none"> To minimise emissions of greenhouse gasses Integrate sustainable design solutions into infrastructure (e.g. energy efficient buildings; green infrastructure). Contribute towards the reduction of greenhouse gas emissions in line with national targets. Promote development resilient to the effects of climate change Promote the use of renewable energy, energy efficient development and increased use of public transport
Cultural Heritage	CH	<ul style="list-style-type: none"> Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	L	<ul style="list-style-type: none"> To implement the landscape related provisions of the Planning Scheme, and the Dún Laoghaire-Rathdown County Development Plan, including the protection and management of landscape designations

⁹⁸ See also Section 5

Table 8.2 Criteria for appraising the effects of the Proposed Amendment provisions on SEOs

Description of Likely Significant Environmental Effect				
Criteria	Amendment provisions are likely to have a significant positive environmental effect on the environmental components associated with SEOs	Amendment provisions have the potential to have a likely significant negative environmental effect on the environmental components associated with SEOs - however, a low level of residual negative effect is likely as effects would be relatively easily mitigated and/or avoided	Amendment provisions are likely to have a significant negative environmental effect on the environmental components associated with SEOs - a high level of residual negative effect would be likely as effects would not be easily mitigated and/or avoided	Amendment provisions have no likely significant environmental effect on the environmental components associated with SEOs
Symbology used under Section 8.7 below	+	- M	-	0

8.3 Cumulative Effects⁹⁹

Cumulative effects are one of the types of effects which have been considered by the assessment of the alternatives. Cumulative effects can be described as the addition of many small impacts to create one larger, more significant, impact.

There are two types of potential cumulative effects that have been considered, namely:

- Potential *intra-Plan* cumulative effects - these arise from the interactions between different types of potential environmental effects resulting from a plan, programme, or amendment to these, etc. Where there are elevated levels of environmental sensitivities (such as those identified under Section 4), future development could result in environmental conflicts and lead to a deterioration in environmental integrity. The interrelationships between environmental components that help determine these potential effects are identified on Table 8.4 e.g. interrelationships between: human health and water quality; human health and air quality; human health and flood risk; and ecology and water quality.
- Potential *inter-Plan* cumulative effects - these arise when the effects of the implementation of one plan, or amendment to a plan, occur in combination with those of other plans, programmes, developments, etc.

Effects that may arise as a result of implementing the Proposed Amendment have been mitigated to the extent that the only residual adverse effects likely to occur as a result of implementation of the Proposed Amendment are those which are identified under Table 8.3.

Other policies, plans and programmes that have been considered by the assessment of effects include those which are detailed under Section 2.5 (and associated Appendix II "Relationship with Legislation, Plans and Programmes"), Section 4 and Section 5. Plans and programmes from various sectors will interact with the Proposed Amendment, including those relating to land use planning. These plans and programmes are subject to their own environmental assessment requirements as relevant. Examples include:

- Land use policy, plans and programmes (e.g. First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland Regional Spatial and Economic Strategy, the existing Dún Laoghaire-Rathdown County Development

⁹⁹ The EPA's guidance note 'Good Practice Guidance note on cumulative effects assessment in SEA' has been considered in the assessment.

Plan, the existing Cherrywood SDZ Planning Scheme, as amended, to which the Proposed Amendment relates, Local Area Plans and adjoining Development Plans) ;

- Dún Laoghaire-Rathdown Local Economic and Community Plan and the Local Economic and Community Plans of adjoining counties;
- Water services, waste management and energy infrastructure policy, plans and programmes (e.g. Uisce Éireann's Water Services Strategic Plan and associated Capital Investment Plan, National Waste Management Plan for a Circular Economy, Shaping Our Electricity Future Version 1.1, updated National Energy and Climate Plan 2021-2030 and the Renewable Electricity Policy and Development Framework); and
- Climate related policy, plans and programmes (e.g. Climate Action and Low Carbon Development Act 2015, as amended, the annual National Climate Action Plans, the National Adaptation Framework 2024 and the Dún Laoghaire-Rathdown Climate Action Plan 2024-2029);
- Water services, waste management and transport infrastructure plans (e.g. Uisce Éireann's Water Services Strategic Plan and associated Capital Investment Plan, National Waste Management Plan for a Circular Economy 2024 and the Transport Strategy for the Greater Dublin Area, 2022-2042); and
- Environmental protection and management plans (e.g. River Basin Management Plan and Flood Risk Management Plans).

Potential cumulative/in combination effects include:

- Contributions towards reductions in travel related greenhouse gas and other emissions to air, reductions in consumption from non-renewables and associated achievement of legally binding targets (in combination with plans and programmes from all sectors, including energy, transport and land use planning) as a result of facilitating:
 - Sustainable compact growth;
 - Sustainable mobility, including walking, cycling and public transport;
 - Drainage, flood risk management and resilience; and
 - Sustainable design, energy efficiency and green infrastructure.
- Contributions towards travel related greenhouse gas and other emissions to air (in combination with plans and programmes from all sectors, including transport and land use planning) as a result of facilitating development which must be accompanied by road capacity;
- Facilitation of new development that is accompanied by appropriate levels of water services thereby contributing towards environmental protection;
- Need for and use of water and waste water treatment capacity arising from new developments and associated potential adverse effects;
- Potential cumulative effects upon surface and ground water status as a result of uses, within the SDZ and wider catchment, including housing, employment, agricultural and forestry – loadings and abstractions;
- Potential cumulative effects (habitat damage, enhancing ecological connectivity, contributing towards sustainable mobility) arising from linear developments, such as those relating to green infrastructure, including beyond the Scheme's boundary;
- Potential cumulative effects on flood risk by, for example, development of greenfield lands or obstruction of flood paths; and
- In combination with plans and programmes from all sectors potential adverse effects on all environmental components arising from all development in greenfield and brownfield areas (e.g. infrastructural, residential, economic, agricultural etc.). The type of these effects are consistent with those described on Table 8.3. These plans and programmes are required to comply with environmental legislation and undergo SEA and AA as relevant comply with environmental legislation while projects are subject to EIA and AA, as relevant.

These effects would have the potential, if unmitigated, if they occurred, to result in changes in the environment within and beyond the SDZ.

A variety of the issues covered by the Proposed Amendment provisions are regional and county issues which are considered: at Regional Assembly level, in the Eastern and Midland RSES and by planning authorities across the Region; and at County level, including through the existing Dún Laoghaire-

Rathdown County Development Plan. The solutions to these issues are often regional solutions which are subject to their own consenting procedures. Works arising outside of the SDZ as a result of providing for new development within the SDZ, including works arising as a result of the cumulative provision of development in the wider County and region, would potentially conflict with a number of environmental components, across the wider County and region and beyond, including: ecology, soil function, the status of water bodies and the landscape. Some of these conflicts would be mitigated by measures which will be integrated into the Proposed Amendment while some will be mitigated by measures arising out of separate consent procedures.

8.4 Overall Evaluation

Dún Laoghaire-Rathdown County Council has integrated various recommendations arising from the SEA process into the Proposed Amendment (see Section 9). Table 8.3 provides a detailed overall evaluation of the environmental effects arising from the Proposed Amendment. The effects encompass all in-combination/cumulative effects arising from implementation of the Proposed Amendment. The Proposed Amendment would contribute towards the proper planning and sustainable development of the SDZ and the wider County and the effects are consistent with those identified by the SEA for the Cherrywood SDZ Planning Scheme 2014.

The potentially significant adverse environmental effects (if unmitigated) arising from implementation of the Proposed Amendment are detailed as are residual effects, taking into account mitigation integrated into both the Proposed Amendment and the existing Cherrywood SDZ Planning Scheme – see Section 9.

Environmental impacts which occur will be determined by the nature and extent of multiple or individual projects and site-specific environmental factors. Strategic Environmental Objective (SEO) codes are taken from Table 8.1.

Table 8.3 Overall Evaluation – Effects arising from the Proposed Amendment

Environmental Component	Environmental Effects, in combination with the wider planning framework			SEO Codes
	Effects include in-combination effects that are planned for through the wider planning framework including the First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland RSES, the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood SDZ Planning Scheme, as amended.			
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity and habitats) by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated habitats. Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna. 	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	<ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces. Losses or damage to ecology (these would be in compliance with relevant legislation). 	BFF

Environmental Component	Environmental Effects, in combination with the wider planning framework			SEO Codes
	Effects include in-combination effects that are planned for through the wider planning framework including the First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland RSES, the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood SDZ Planning Scheme, as amended.			
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Population and Human Health	<ul style="list-style-type: none"> • Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. • Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. • Contribution towards the protection of human health by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. • Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, such as air and water. • Contribution towards placemaking and improvements to the vitality and vibrancy of the SDZ, making it more attractive to live in, work in and visit. 	<ul style="list-style-type: none"> • Potential adverse effects arising from flood events. • Potential interactions with human health if effects arise from environmental vectors. 	<ul style="list-style-type: none"> • Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under “Soil”, “Water” and “Air and Climatic Factors” below. 	PHH
Soil	<ul style="list-style-type: none"> • Contribution towards the protection of soils and designated sites of geological heritage by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. • Contribution towards the protection of the environment from contamination. 	<ul style="list-style-type: none"> • Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. • Potential for riverbank erosion. 	<ul style="list-style-type: none"> • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. • Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change. 	S

Environmental Component	Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland RSES, the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood SDZ Planning Scheme, as amended.			SEO Codes
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Water	<ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate drainage. 	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<ul style="list-style-type: none"> Any increased loadings as a result of development to comply with the River Basin Management Plan. Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Planning Scheme as amended. 	W
Material Assets	<ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the SDZ, elsewhere in the County and in the wider region. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. Contribution towards reductions in average energy consumption per capita including promoting sustainable compact growth, sustainable mobility, sustainable design and energy efficiency. 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. 	<ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan. Residual wastes to be disposed of in line with higher-level waste management policies. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. 	MA

Environmental Component	Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland RSES, the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood SDZ Planning Scheme, as amended.			SEO Codes
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Air and Climatic Factors	<ul style="list-style-type: none"> Contribution towards climate mitigation and adaptation and reduction of overall emissions to air by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> Sustainable compact growth; Sustainable mobility, including walking, cycling and public transport; Sustainable design, energy efficiency and green infrastructure. 	<ul style="list-style-type: none"> Potential conflict between development under the Planning Scheme, as amended, and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality. Potential conflicts between existing and any increased frequency of noise emissions and protection of existing and future sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<ul style="list-style-type: none"> An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions that have been integrated into the Proposed Amendment, including those relating to sustainable compact growth and sustainable mobility. Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Proposed Amendment to ensure that noise levels at sensitive receptors will be minimised. 	AC
Cultural Heritage	<ul style="list-style-type: none"> Contributes towards protection of cultural heritage elsewhere by facilitating development within the SDZ. Contributes towards protection of cultural heritage within the SDZ through continued land use zoning that takes into account archaeological and architectural sensitivities. 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. 	<ul style="list-style-type: none"> Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. 	CH
Landscape	<ul style="list-style-type: none"> Contributes towards protection of wider landscape and landscape designations by facilitating development within the SDZ. 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<ul style="list-style-type: none"> Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Planning Scheme's landscape protection measures. 	L

8.5 Appropriate Assessment and Strategic Flood Risk Assessment

Appropriate Assessment (AA) Screening and Stage 2 AA are being undertaken alongside the Proposed Amendment. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The emerging conclusion of the AA is that the Proposed Amendment will not affect the integrity of any European Site, alone or in combination with other plans or projects.¹⁰⁰ The preparation of the Proposed Amendment, SEA and AA has taken place concurrently and the findings of the AA have informed the SEA.

The Planning Scheme to which the Proposed Amendment relates was informed by a Strategic Flood Risk Assessment (SFRA) undertaken in compliance with the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Scheme. The lands subject to Proposed Amendment No. 11 remain outside Zones A or B, as per the original SFRA prepared for the Cherrywood Scheme. Whilst there is a slight change of land use for some of the Town Centre and Environs Superblocks, these modifications do not alter the established flood-risk profile for the area and are considered fully compliant with the Flood Risk Management Guidelines. As the amendments give rise to no new or increased flood risk, the findings and conclusions of the original Strategic Flood Risk Assessment prepared for the Cherrywood SDZ Planning Scheme, 2014 (as amended) remain valid. Accordingly, no further Strategic Flood Risk Assessment is required to be undertaken for the Proposed Amendment.

8.6 Interrelationship between Environmental Components

The SEA Directive requires the Environmental Report to include information on the likely significant effects on the environment, including on issues such as biodiversity, fauna, flora, population, human health, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

Likely significant effects on environmental components which are identified include those which are interrelated; implementation of the Proposed Amendment will not affect the interrelationships between these components. The presence of significant interrelationships between environmental components is identified on Table 8.4.

¹⁰⁰ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan, or variation to the Plan, to proceed; and (c) adequate compensatory measures in place.

Table 8.4 Presence of Interrelationships between Environmental Components

Component	Biodiversity, flora and fauna	Population and human health	Soil	Water	Air and Climatic factors	Material assets	Cultural heritage	Landscape
Biodiversity, flora and fauna		Yes	Yes	Yes	Yes	Yes	No	Yes
Population and Human Health			Yes	Yes	Yes	Yes	No	No
Soil				Yes	No	Yes	No	No
Water					No	Yes	No	No
Air and Climatic Factors						Yes	No	No
Material Assets							Yes	Yes
Cultural Heritage								Yes
Landscape								

8.7 Assessment against SEA Framework

Description of Likely Significant Environmental Effect ¹⁰¹				
Overview of Proposed Amendment No. 11	+	- ^M	-	0
<p>The Proposed Amendment extends to circa 32 Ha encompassing the Town Centre Quadrants and adjoining Higher Intensity Employment lands, referred to as the Town Centre Core and Environs Area. The amendment proposes changes to the urban design masterplan approach, quantum increase by way of plot ratio and land use mix within the Core and Environs. It proposes an urban design framework which will apply across the area and will replace the former Town Centre Urban Form Development Framework.</p> <p>In essence, it will result in an intensification of the built form by way of increase in development quantum arising from an increase in plot ratio. For the Town Centre Core, plot ratios will increase from a maximum of 1:2:4 under the approved scheme to a general range of 1:2:4 to 1:2:8 (with an element of 1:3:2) and with an increase in building heights from a general range of 5-8 storeys to include upwards to 7-8 storeys and 9-12 storeys. Similarly, for the environs, plot ratio increases to 1:1.5 to 2.0 will apply. This will result in quantum increase of permissible floorspace as follows:</p> <ul style="list-style-type: none"> Town Centre Core: Uplift in Max Quantum Gross Floor Area Permissible from circa 380,000 sqm to circa 430,000 sqm Environs: Uplift in Max Quantum Gross Floor Area Permissible from circa 208,000 sqm to circa 278,000 sqm <p>The Proposed Amendment also proposes a considerable shift in land-use mix within the Town Centre Core by way of a re-balance of retail, residential and employment, all informed by the evidence-based findings of the background technical reports and having regard to Cherrywood as a District Centre. In this regard, the floorspace capacity assessment for retail and service uses was key in the re-calibration of retail floorspace need, the reduction arising due to changing retail patterns, on-line trends and a greater emphasis on the services and the experiential role of town centres. Employment has been replaced by a mixed-use employment and services category to reflect the nature of town centre businesses, however, with an increase in plot ratio for the employment lands in the Environs Area, thus still safeguarding Cherrywood as a strategic employment location. In addition, the range of permissible uses within the Environs Area has been broadened to reflect the emerging employment trends. As a result of the land-use mix and plot ratio changes, the following would apply across the Town Centre and Environs:</p> <ul style="list-style-type: none"> A Residential Up-lift of circa 2,220 Units Max A recalibration of Retail (inc. Retail Services): circa 37,000 sqm m - 41,000 sqm Min-Max Plus a further provision of Services under UrbComm: circa 11,000 sqm - 20,000 sqm Min-Max The introduction of UrbComm as a new Land Use for Mixed-Use: circa 62,000 sqm – 76,000 sqm Min-Max UrbComm includes Employment, Retail, Services and small-scale ancillary Retail The introduction of Strategic Urban Employment (SUE) as a new Land Use to replace High Intensity Employment (HIE) Total SUE & UrbComm: CIRCA 286,000 sqm <p>In summary, the Proposed Amendment will increase the number of max residential units across the Planning Scheme area from circa 10,500 Units to circa 12,800 Units, which is possible due to a new urban design framework and re-alignment and enlarged civic spaces.</p> <p>The Proposed Amendment also includes related and consequential amendments on the implementation and phasing of development, arising from the proposed additional development capacity. In addition, the opportunity was taken to include minor amendments throughout the Planning Scheme, primarily to reflect current policy and publication updates since the initial preparation of the Cherrywood Planning Scheme (2014), as amended.</p>	<p>BFF PHH S W A C MA CH L</p>	<p>BFF PHH S W A C MA CH L</p>		

¹⁰¹ For an explanation of Strategic Environmental Objective codes (e.g. **BFF**, **PHH**, **S**, **W**) and assessment criteria (related to **+**, **-^M**, **-** and **0** symbols), etc. refer to Section 7.2. For related SEA Framework indicators and targets refer to Section 5.

The assessment of these provisions against Strategic Environmental Objectives (SEOs BFF, PHH, S, W, MA, A, C, CH and L) is consistent with the:

- Environmental effects detailed under subsections 8.2 to 8.5 of this report; and
- Assessments of the selected alternatives for the Proposed Amendment provided at Section 7 of this report.

The Proposed Amendment is situated in a hierarchy of documents setting out public policy for, among other things, land use planning, sustainable development, the economy, transport, water services, energy, communities, environmental protection and environmental management, such as the First Revision to the National Planning Framework and associated National Development Plan, the annual National Climate Action Plans, the Regional Spatial and Economic Strategy for the Eastern and Midland Region, the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the Dún Laoghaire-Rathdown Climate Action Plan 2024-2029, the Dún Laoghaire-Rathdown Local Economic and Community Plan 2023-2028, and existing, already in force, Cherrywood SDZ Planning Scheme as amended (for additional detail please refer to Section 2.5 "*Relationship with other relevant Plans and Programmes*" in this report). These other existing policies, plans etc. have been subject to their own environmental assessment processes, as relevant, and already provide for various developments and activities that have been taken into account by the Proposed Amendment. Lower tier plans and projects must be consistent and comply with the provisions of the Proposed Amendment and of these other policies, plans etc. and will be subject to their own project level EIA and AA requirements as relevant. An assessment of cumulative effects is provided at Section 8.3 of this report.

The Proposed Amendment would contribute towards the Statutory consent granting and decision-making framework for land use developments and activities and sustainable development of the Cherrywood SDZ, in combination with other existing, already in force, Planning Scheme provisions and other plans, programmes, strategies, etc. Potential adverse environmental effects arising from land use development and activities include in-combination effects arising from services and infrastructure to facilitate development, for example those relating to water services, transport and energy.

The Proposed Amendment provides for substantial changes in line with the core principles and objectives of the Cherrywood Planning Scheme, providing for changes to most aspects of the function, form and movement of the Town Centre, subject to retaining its role as an important urban and district centre. The Proposed Amendment has been viability adjusted in order to technically improve the delivery performance of the potential future build out.

The Proposed Amendment would be likely to improve the viability and deliverability of the Planning Scheme, and in particular, the mixed-use Town Centre, that would provide retail, employment, community, and social facilities for the residents and employees of Cherrywood. It would improve the form and function of urban blocks and to introduce further improvements to the connectedness and quality of the public realm spaces. There would be potential to improve social, economic and social/community outcomes through increased provision and better distribution and location. Consistency with higher order objectives and changes in national policy/guidance, including requirements around Climate Action, would be facilitated.

The appropriate land use mix and function within the Town Centre and Environs that would be more likely to be realised by the market under the Proposed Amendment would reduce demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the SDZ, in areas that are potentially more sensitive, less well-serviced and less-well connected. As a result, the protection and management of environmental components beyond the SDZ would be benefited by the Proposed Amendment. The Amendment would contribute towards maximising the uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and maximising infrastructural and services efficiencies (including associated interactions with population). Potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur and would need to be mitigated.

Under the Proposed Amendment, there would be improved provision for physical (water services, surface water drainage, transport, traffic and sustainable mobility, and other utilities) and green (including pedestrian/cycle linkages and urban design) infrastructure in line with current best practice and regulation. There would be a need to mitigate any localised/individual instances of reduced permeability and/or directness. The amendment would:

- Improve pedestrian and cycle connectivity and permeability between blocks and then, between the Town Centre quadrants and the Environs plots; and
- Encourage and support resident's access to and through the Town Centre and Environs.
- Improve passive surveillance, and activation of linkages and animation of public spaces.

There would be close connections to public transport, and in particular Luas stops. Focal (green) open space use would be made of a north-south axis, helping to maximise orientation and aspect. There would be direct and well-defined connections between key open spaces, with the relocation of the pedestrian/ cycle bridge between Town Centre Quadrants TC1 and TC3.

The Proposed Amendment would provide a refreshed approach to Wyattville Link Road, combining improved surface (at grade) and bridge crossings for future residents and employees. It would also provide for low or no vehicular traffic in local streets in Town Centre Quadrants TC1 and TC3 and the HIE blocks. Cherrywood Avenue is proposed as a low speed, pedestrian and cycle priority link street.

It is anticipated that changes in the mix of land uses would result in changes to trip generation figures anticipated under the current Scheme and resultant impact on the operation of junctions on the adjoining road network, as detailed in the Transport Report that supports the Amendment. This may also result in rerouting of vehicles on the wider road network. There would also be possible changes to public transport usage

and surface crossings may result in impacts to traffic on Wyattville Link Road. The Transport Studies and associated Report that accompanies the Proposed Amendment provides recommendations that have been acknowledged by the Amendment relating to the Planning Scheme's sustainable travel targets and the sequencing and phasing of residential developments, to ensure the earliest delivery of housing and optimal delivery of road and active travel infrastructure in Cherrywood.

Based on the documents and information available, the Amendment's Servicing Infrastructure Report determines that the proposed development should not result in any adverse impact on existing surface water drainage capacity or require any upgrades to existing surface water infrastructure within the public domain (outside each of the development plots). This is subject to the current approved discharge rate, along with required updates to intensive and extensive green roof coverage. Ongoing liaison is undertaken with Uisce Éireann in order to verify that the existing Uisce Éireann assets have sufficient capacity to manage use types.

The Proposed Amendment has been informed by the accompanying Services Infrastructure Report. As identified in the Amendment, the provision of adequate water supply and wastewater infrastructure shall be regulated by Uisce Éireann. As is normal for developments of the town centre scale involved, accompanying new water services infrastructure and upgrades to existing infrastructure will be essential. Similarly, new telecommunications and energy infrastructure will be required.

The amendment would improve visual interest and better identify the Town Centre as the heart / district centre of Cherrywood. There would be improved legibility around primary focal spaces and improved visual connections between quadrants and surrounding areas.

The amendment would improve outcomes for daylight and sunlight to streets, spaces and private amenity areas, and to buildings and activities in the town centre. Supplementary wind microclimate assessments at project level would help to ensure the comfort and safety of pedestrians and cyclists along newly designated activity routes or zones.

The SEA process that has been undertaken alongside the preparation of the Proposed Amendment has brought about various changes to the emerging Amendment through an iterative process. Some of these measures are reproduced under Section 9 "Mitigation Measures" of this report. By integrating provisions for environmental protection and management into the Proposed Amendment, Dún Laoghaire-Rathdown County Council is helping to ensure that:

- The potential significant adverse effects of implementing the Proposed Amendment, in combination with implementation of other provisions from the existing, already in force, Planning Scheme and other plans, programmes, etc., are avoided, reduced or offset; and
- The beneficial environmental effects of implementing the Proposed Amendment, in combination with implementation of other provisions from the existing, already in force, Planning Scheme and other plans, programmes, etc., are maximised.

Section 9 Mitigation Measures

9.1 Introduction

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Proposed Amendment. Various environmental sensitivities and issues have been communicated to the Council through the SEA process. By integrating related recommendations into the Proposed Amendment, the Council has ensured that both the beneficial environmental effects of implementing the Amendment have been and will be maximised and that potential adverse effects have been and will be avoided, reduced or offset.

Mitigation was achieved through:

- Strategic work undertaken by the Council to ensure evidence-based planning;
- Considering alternatives for the Amendment;
- The integration of environmental considerations into the existing, already in force, Planning Scheme, as amended; and
- The integration of environmental considerations into the Proposed Amendment.

9.2 Strategic work undertaken by the Council to ensure evidence-based planning

In preparing the Proposed Amendment, information relating to various sectors, from different Departments within the Council and from different bodies and organisations, was gathered and analysed, contributing towards the development of evidence-led provisions. This work included preparing the following documents that accompany the Proposed Amendment:

- Urban Design and Masterplanning Report
- Servicing Infrastructure Report
- Transport Infrastructure Report
- Viability Report
- Hotel Feasibility Report
- Floorspace Capacity Assessment for Retail and Services Report
- High Intensity Floorspace Report
- Community Audit & Needs Assessment Report
- Sunlight Daylight & Shadow Report
- Wind Microclimate Assessment Report

The undertaking of the SEA and associated Appropriate Assessment processes were part of this strategic work and contributed towards the integration of environmental considerations into the Proposed Amendment as detailed in Table 9.1.

9.3 Consideration of Alternatives

Although strategic alternatives in relation to the content of the Plan were significantly limited for the Amendment (see Section 6), as part of the Amendment preparation/SEA process, alternatives for the Amendment were considered.

These alternatives were assessed by the SEA process (see Section 7) and the findings of this assessment informed the selection of alternatives for the Proposed Amendment, facilitating an informed choice with respect to the type of Proposed Amendment that was prepared and placed on public display.

9.4 Integration of environmental considerations into the existing, already in force, Planning Scheme, as amended

The Cherrywood SDZ Planning Scheme 2014 was subject to SEA, throughout which the environmental authorities were consulted and which facilitated the mitigation of potential significant environmental effects. This mitigation included the integration of environmental considerations into written Planning Scheme provisions, a selection of which are provided in Table 9.1, and through:

1. Providing a Green Infrastructure use in stream valleys along the northern, eastern and south-eastern boundaries of the site. The selection of this use was informed by flooding, ecological, water and visual considerations and contributes towards the protection and management of these sensitivities.
2. Providing a Green Infrastructure use within the centre of the site, informed by and contributing towards the protection of archaeological and visual sensitivities.
3. Informing Uses, Densities and Access, and Movement throughout the site by sustainable mobility considerations thereby contributing towards the achievement of sustainable mobility patterns.
4. Informing Building Heights and Frontages throughout the site by visual considerations thereby contributing towards the mitigation of visual effects.
5. Generally providing Commercial and Employment Uses along the M50, informed by the noise considerations and contributing towards the protection of human health.
6. Integrating Protected Structures Designations into the Scheme to ensure the protection of architectural heritage.
7. Providing Greenways throughout the Planning Scheme area, contributing towards the achievement of sustainable mobility patterns and ecological connectivity.

9.5 Integration of environmental considerations into the Proposed Amendment

Various provisions have been integrated into the text of the Proposed Amendment through the Amendment-preparation and SEA process. Mitigation was informed by multiple disciplines (covering Land Use and Sustainability, Physical and Green Infrastructure, Visual Impact Considerations, Daylight, Sunlight, Overshadowing, Microclimate and other environmental considerations), through meetings and various iterations, facilitated through the SEA process.

Table 9.1 links key mitigation measure(s) to the likely significant effects of implementing the Amendment, if unmitigated. The effects are consistent with those identified by the SEA for the Cherrywood SDZ Planning Scheme 2014. The measures generally benefit multiple environmental components i.e. a measure providing for the protection of biodiversity, flora and fauna could beneficially impact upon the minimisation of flood risk and the protection of human health, for example.

Table 9.1 Integration of Environmental Considerations into the Proposed Amendment and existing Planning Scheme

Topic	Potentially Significant Adverse Effect, if Unmitigated	Cherrywood SDZ Planning Scheme (as amended) measures, including: <ul style="list-style-type: none"> • Proposed new text as per Proposed Amendment No. 11 is indicated in red text. • Text to be deleted as per Proposed Amendment No. 11 is indicated with a strike through.
Various – see below	Various – see below	<p>Adopted Planning Scheme ...Where the Planning Scheme document does not address an aspect of a development proposal the assessment will be based on the policies and objectives of the current County Development Plan.....</p> <p>2.14 Construction Management Plans A Construction Management Plan containing measures to mitigate against the effects of construction shall accompany all planning applications (for three or more residential units, and for all other developments measuring 500m² gross floor area and above). The requirement to submit a CMP is very much dependent on the location, scale, nature, and characteristics of the proposed development. Consequently, the stated thresholds above may be increased at the discretion of the Planning Authority during pre-planning stage discussions. This will address issues such as traffic management, hours of working, delivery times and methods of prevention of noise and dust, reinstatement of roadway lining and signing, repair of damage to footways and grass verges and the accommodation of worker parking within the development curtilage. Where appropriate, Traffic Management Plans, including construction vehicle routes, will be required for the construction phase of developments.</p> <p>The construction management plan will also address any project specific mitigation required to ensure the protection of surface and groundwater quality in order to ensure the protection of any Annex I habitats, or habitats which support Qualifying Interest species, that are connected to the proposed development. Monitoring of mitigation measures/water quality (including arrangements for feedback loops) may be necessary for certain developments if deemed so by a project ecologist/biodiversity officer.</p> <p>Dún Laoghaire-Rathdown County Council will proactively manage the implementation of these Construction Management Plans and Traffic Management Plans. The developers or their agents/contractors shall attend regular co-ordination meetings and undertake measures to ensure the safety of the public, minimise disruption to traffic and existing occupants and ensure that the area is kept clean and secure.</p> <p>Furthermore, where proposed developments pose a risk of toxic environmental leak or spillage, a Spill Management Plan shall be developed to allow the implementation of the appropriate management and mitigation measures immediately, commensurate with the scale of the leak / spill, to ensure the protection of groundwater and surface water bodies and respective connected European sites.</p>
Biodiversity and flora and fauna	Arising from both construction and operation of development and associated infrastructure: <ul style="list-style-type: none"> • Loss of/damage to biodiversity in designated sites and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; • Habitat loss, fragmentation and deterioration, including patch size and edge effects; and • Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	<p>Cherrywood Biodiversity Plan This Plan accompanies the Planning Scheme and should be read in tandem with the maps and sections of the Planning Scheme where appropriate. The function of this Plan is to provide a strategy for the retention, protection and management of ecological resources of the area. Its objectives are to achieve the following during the implementation of the Planning Scheme:</p> <ul style="list-style-type: none"> • Avoid or minimise the disturbance to or loss of semi-natural habitats. • Avoid or minimise the disturbance to or loss of protected flora and fauna. • To encourage retention of existing habitats of ecological importance as part of green infrastructure and hence create ecological corridors. • To promote management of retained and newly created habitats in order to maximise their biodiversity potential and minimise the net loss of biodiversity in the area. <p>PD 17 To require that, where appropriate, residential streets shall have narrow, landscaped front-gardens/ privacy strips to provide a buffer between private living space and the public realm, to contribute to local biodiversity, SuDS, and facilitate passive supervision. They should not adversely impact on active street frontages and should be too small to be converted into paved driveways or parking spaces.</p> <p>GI 9 To require that public open space includes a range of natural habitats and facilitates preservation of flora and fauna where consistent with recreational requirements, landscape improvement and visual amenity.</p> <p>GI 10 To promote the retention, protection and improvement of distinctive landscape features by, for example, incorporating them into or adjacent to open space, greenways, communal areas, SuDS provision, boundary features.</p> <p>GI 15 To require that SuDS corridors alongside roads and greenways incorporate wildlife habitat, pedestrian links and structural planting where appropriate, in accordance with the requirements of 4.1.2.</p> <p>GI 16 To apply the principles set out in 'Planning for Watercourses in the Urban Environment' (IFI, 2020) and ensure that all developments, where relevant, are serviced by appropriate SuDS or Nature Based Solutions to mitigate the impact of pollution. Only where proposed developments can demonstrate why a SuDS design for surface water drainage cannot be utilised, shall other methods be considered. To promote open SuDS features and wetland features in planned open spaces, subject to satisfactory resolution of management programmes, public safety, ease of cleansing and maintenance access, in accordance with the requirements of 4.1.2.</p> <p>GI 19 To safeguard the ecological integrity of the Carrickmines, Loughlinstown and Bride's Glen rivers and the linear park adjacent to Cherrywood Business Park, and to require the sensitive improvement and management of these areas for biodiversity, education, landscape integration and visual amenity.</p> <p>GI 20 To require sensitive low-key improvement of the Druid's Glen Valley, such as the control of non-native vegetation, provision of a safe and naturalistic pedestrian pathway, provision of appropriate interpretation, and the minimisation of access points and disturbance, with particular regard to the Cherrywood</p>

Topic	Potentially Significant Adverse Effect, if Unmitigated	Cherrywood SDZ Planning Scheme (as amended) measures, including: <ul style="list-style-type: none"> • Proposed new text as per Proposed Amendment No. 11 is indicated in red text. • Text to be deleted as per Proposed Amendment No. 11 is indicated with a strikethrough.
		<p>SDZ Biodiversity Plan.</p> <p>GI 21 To require an ecological buffer area on the south side of Druid's Glen, in compliance with the Cherrywood SDZ Biodiversity Plan, that includes an avenue of large canopy trees, pedestrian and cycle routes, native shrub, woodland and meadow planting, and a SuDS swale. The need for this buffer area is detailed in Appendix D I.</p> <p>GI 22 To require the improvement and continuation of the Linear Park adjacent to Cherrywood Business Park and proposed Town Centre to link with surrounding greenways and habitats, Bride's Glen Road and Bride's Glen Luas Stop.</p> <p>GI 40 To promote the incorporation, within the linear SUDS provision and Green Infrastructure running parallel with the M50 motorway and Beckett Road, of trees and other native vegetation that can contribute to wildlife linkages, visual screening and perceived noise attenuation. Soft landscaping shall lead up to M50 crossing points as per the Cherrywood Biodiversity Plan.</p> <p>GI 41 A Landscaping strip shall be maintained alongside the M50 (in particular along the western side of Beckett Road, Site CU 3 and the Wedge Tomb/Cairn Site) to create a visual buffer between the Cherrywood lands and the motorway. The positioning of landscaping shall take account of any future need for motorway widening that might arise. See Map 5.2.</p> <p>GI 42 To require that the approach to existing and proposed trees throughout the Planning Scheme is consistent with the current Dún Laoghaire-Rathdown tree strategy (currently Dún Laoghaire-Rathdown TREES, 2011-1015 A Climate for Trees, Tree Strategy, 2024-2030) and associated guidelines.</p> <p>GI 43 To require the retention and protection (in accordance with BS5837) of trees and hedgerows which are of particular significance to amenity and biodiversity or listed for retention. These are highlighted on Map 5.2. These include but are not necessarily limited to the following:</p> <ul style="list-style-type: none"> • Turkey Oaks, Priorsland (within proposed SUDS provision). • Trees along Loughlinstown River to rear of The Ramparts and Willow Court. • Wooded areas, Bride's Glen. • Extensive woodland, Druid's Glen. • Trees along Lehaunstown Lane. • Tree line, southwest boundary Lehaunstown House/Castle. • Mature tree-line running along ridge line from Tully Church down to the Cherrywood Luas stop. • Hedgerows along Lehaunstown Lane. • Hedgerows within and around proposed Beckett Park. • Hedgerow linking northern end of Lehaunstown Lane to the Lehaunstown Valley. • Hedgerow north of confluence of Cabinteely Stream and Carrickmines River. • Retained hedgerows in an urban setting may require management work or reshaping to prevent conflict with health and safety requirements. This detail shall be outlined by the applicant in the Habitat Management Plan required under Biodiversity Policy BP 03. <p>GI 44 To require that all roads include an appropriate level of tree planting in accordance with the following principles:</p> <ul style="list-style-type: none"> • Avenue street tree planting is required along all structural roads. Where pavement width is greater than 2.5m, trees shall be planted in linear trenches making use of proprietary planting systems or structural soil which can form part of the drainage network in consultation with Dún Laoghaire-Rathdown Local Authority. Trees can also be planted in road verges. Particular regard shall be had to tree planting along the Grand Parade, which shall incorporate an avenue of large growing, structural, canopy trees. • Where there are SuDS swales or open spaces adjacent to roads, it is preferable for tree planting to be located within these instead of the footpath, in accordance with Section 4.1.2. • Where insufficient space for street tree planting is indicated in the road section or adjacent green infrastructure, sufficient space must be provided along the edge of adjacent development plots. • Sufficient space must be provided underground for street trees and urban trees. • Establish a minimum density of tree planting within development plots throughout the Planning Scheme Area to provide shelter, noise mitigation, mitigation of particulate pollution. • Tree planting provision must be agreed at application stage. <p>GI 45 To require the submission of management programmes for retained and newly planted trees, shrubs and other vegetation demonstrating long-term continuity and consistency.</p> <p>GI 46 To require the involvement of a suitably qualified Ecologist prior to and when undertaking ecologically sensitive, or ecologically related works or proposals e.g. ecological surveys, reports, proposals, site supervision.</p> <p>GI 47 To demonstrate that the development has regard to the principles of the 'Green City Guidelines' (UCD Urban Institute Ireland, 2008 and updates) and that green infrastructure as defined by the EU is consistent with the provisions of the current County Council's Parks Biodiversity Policy and DLR County</p>

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		<p>Biodiversity Action Plan.</p> <p>GI 48 To ensure that the development complies with the Cherrywood SDZ Biodiversity Plan.</p> <p>GI 49 Promote liaison with National Parks and Wildlife Service during the development design, construction, monitoring and management stages.</p> <p>GI 50 Require that any public lighting is minimised in areas within 30m of existing or proposed hedgerows, treelines, watercourses or woodland edges, specifically in areas that are important for bats such as along commuting routes and at foraging and roosting locations. In these locations, lighting shall be installed only where necessary for public safety, with directional illumination and to the minimum lux level consistent with this need.</p> <p>GI 51 Ensure that the design and function of green infrastructure is able to allow the movement of species across the Planning Scheme lands and to maintain connectivity between the ecological corridors at Druid's Glen, Lehaunstown Valley and Bride's Glen. This provision may be required within development plots where there is insufficient space e.g. alongside some greenways.</p> <p>GI 52 Ensure that the design of all development takes account of the sensitivities of retained habitats and greenways and avoids adverse impacts resulting from noise, lighting and other types of disturbance.</p> <p>GI 53 Encourage awareness among local communities of the existence of important greenways, treelines and ecological connectivity to ensure their retention and management for future generations.</p> <p>GI 54 Ensure that the design of swales and stormwater attenuation areas and SuDS proposals within private developments include commitments to addressing a net gain in biodiversity. Where planting is required, native species must be used, including trees where suitable.</p> <p>GI 55 To require that SuDS features in river valley areas shall be designed as extensive, naturalistic open features (e.g. ponds, wetlands) of value to wildlife and local amenity. Their water quality and storage objectives shall be dealt with in combination with landscape integration, visual amenity and protection/enhancement of biological diversity.</p> <p>GI 56 To require that the approach to retained and new ponds, basins or watercourses throughout the Planning Scheme shall incorporate best practice with respect to design, landscaping and management techniques to promote biodiversity and visual amenity.</p> <p>GI 57 To require that where SuDS features are connected to open watercourses then best practice will apply and consultation with Inland Fisheries Ireland will take place to agree on the methodology for such works so as to minimise impacts on the watercourse and its ecology.</p> <p>GI 58 To require the submission and adherence to site-specific method statements demonstrating how pollution of watercourses during and after the construction period will be prevented and/ or mitigated. These shall be developed in consultation with the relevant river authorities or fisheries boards.</p> <p>GI 59 Require the protection of existing hedgerows, treelines, woodland, scrub and other semi-natural habitats. Retention of habitats should take into account the environmental conditions required to maintain their condition (e.g. shading, drainage). In these areas, the applicant shall provide a Habitat Management Plan detailing how this will be achieved.</p> <p>GI 60 Ensure the protection of the biodiversity associated with watercourses and their riparian (bankside) habitats through detailed design and protective measures during construction. Where diversion and flood relief measures are required then best practice will apply and consultation with Inland Fisheries Ireland will take place to agree on the methodology for such works so as to minimise impacts on the watercourse and its ecology, in accordance with the requirements of the Water Framework Directive. No projects shall give rise to significant erosion and deposition of soil into natural watercourses.</p> <p>GI 61 Ensure the protection of calcareous (tufa) springs and the area surrounding them by having no significant impact on the hydrogeological and other physical conditions on which these springs rely. Any Planning Application that is located within the hydrogeological catchment of these areas as outlined in the protection zone map of the Hydrogeological Study in Appendix E-J will have to be accompanied by evidence of how this will be achieved. Collection of hydrogeological data may be required to prove that there will be no significant impact on these features.</p> <p>GI 62 Ensure the protection of the physical and biological structure of Bride's Glen and Druid's Glen ecological corridors including the habitat and species diversity and richness of terrestrial and aquatic habitats. Development applications within 150m of the edge of the corridor and any proposals within the corridor should provide details on how the corridor will be protected from direct/indirect effects of lighting, noise, visual disturbance and how surface water runoff quality will be controlled.</p> <p>GI 63 The ecological sensitivity of Druid's Glen has been examined and the full details of the study are contained in the report in Appendix D. Due to the complexity of the habitats within the Glen, buffer zones have been created along the southern valley edge and within the northern valley. These are designed to separate the effects of development (light, visual disturbance) from the sensitive habitats and species in the Glen and at its edge. Any development on lands affected by this buffer shall ensure the maintenance and appropriate use of the 50m buffer around Druid's Glen in accordance with the report in Appendix D I.</p> <p>GI 64 Promote sustainable recreation within the Planning Scheme Area that will allow inclusive use of the open space without causing adverse effects on the physical and biological functions of the green infrastructure. This will be achieved by prioritising class I and II open spaces for public use and discouraging visitor access at sensitive sites in the valleys such as the areas surrounding the petrifying springs and calcareous grassland in the Lower Carrickmines valley.</p> <p>GI 65 To require the use of native trees, shrubs and grasses in landscaping proposals and promote the re-use of existing topsoil and subsoils within landscaping</p>

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		<ul style="list-style-type: none"> • Proposed new text as per Proposed Amendment No. 11 is indicated in red text. • Text to be deleted as per Proposed Amendment No. 11 is indicated with a strikethrough. <p>plans in both public and private open space areas to allow the preservation of the native seed bank within landscaping schemes.</p> <p>GI 66 To require that all proposals for open space and landscape design to include biodiversity conservation and enhancement measures.</p> <p>GI 67 Require that any developments retaining semi-natural habitats set out clear commitments to managing these areas to maximise their visual amenity and ecological value</p> <p>GI 68 Require the effective control of invasive species within the Planning Scheme Area. In order to achieve this, landowners will be required to work with the Council to develop a strategic approach to controlling invasive species throughout these lands.</p> <p>GI 69 Ensure that the crossing of Druid's Glen is designed to be the best ecological option. Proposals should demonstrate measures to avoid significant habitat loss, disturbance to surrounding habitats and species, proposals to prevent water pollution and protect riparian habitats.</p> <p>GI 70 Ensure that the measures contained within the Biodiversity Plan are reviewed at a minimum of five yearly intervals by the Planning Authority, after adoption of the Plan. This addresses the fact that species may shift their ranges and habitats will change over time and that this may warrant revisions to the protective recommendations in the Plan.</p> <p>DA 57(a) The applicant shall follow the Hydrogeology Guidance outlined in Appendix E of the Planning Scheme with regard to the design of proposed development on sites within the catchment sensitivity zone of Tufa Spring No. 5 in order to protect the hydrology source, as detailed in Chapter 5 Green Infrastructure (Refer to GI30 and Appendix J-E).</p> <p>DA 57(b) The layout and design of proposed developments on sites identified as been within the protection zone of the Tufa Springs, as indicated in Appendix E of the Planning Scheme , shall be informed by site investigations , as outlined in Appendix J-E, which are to be carried out, by the applicant, in advance of the preliminary design of any proposals for these sites. Proposals on these sites shall demonstrate that they will have no significant impact on Tufa Spring No. 5 and shall be accompanied by an ecological report demonstrating the same.</p>
Population and human health	<ul style="list-style-type: none"> • Potential adverse effects arising from flood events. • Potential interactions with human health if effects arise from environmental vectors. 	<p>Also refer to measures under other environmental components including Soil, Water and Air and Climatic Factors.</p> <p>PD 12 Sustainability, Microclimate and Sunlight/Daylight/Shadow Analysis</p> <p>To ensure a sustainable built form with best practice sustainable design, construction methods and materials, which has regard to solar effect, wind tunnelling prevention and microclimate. Adaptable residential building design, which is responsive to changing ethnical / economic and social conditions, is generally encouraged. Applicants are referred to Appendix-I G of the Planning Scheme which provides guidance on what is required in Sunlight and Daylight assessments submitted as part of planning applications for new developments.</p> <p>PD 33 It is an objective to require all development proposals to undertake a detailed noise impact assessment, including noise survey, prior to the lodgement of any planning application. The noise survey shall be carried out in general accordance with the most up to date revision of International Standards Organisation (ISO) 1996 series of guidance and standards for Acoustics—Description, Measurement and Assessment: 2007—Acoustics —Assessment, Description, and Measurement and Assessment of Environmental Noise. In residential proposals, this survey shall be undertaken for a period of not less than two weeks, and in non-residential areas it shall be undertaken for a period of not less than 1 day. The noise impact assessment shall include an assessment of the survey findings, and recommendations on mitigation and control measures to protect amenity. The noise impact assessment shall be lodged with the relevant planning application.</p> <p>GI 52 Ensure that the design of all development takes account of the sensitivities of retained habitats and greenways and avoids adverse impacts resulting from noise, lighting and other types of disturbance.</p> <p>GI 78 To require that the Town Centre is linked either side of the Wyattville Link Road (WLR) by way of two bridges (Grand Parade and Main Street Bridge) and to promote these links as an integral public space or plaza of a civic character, with trees (for the wider cross section of Grand Parade Bridge) and soft landscape elements for visual amenity, and other design elements for shelter and micro-climatic reasons.</p> <p>DA 20 Development adjoining the M50 to provide sound mitigation for the remainder of the Development Area.</p> <p>DA 44 Commercial land uses parallel with the M50 should be a design of sufficient height and scale, and in a manner consistent with Objective PD 33 shall include noise mitigating measures to buffer adjoining areas from noise.</p> <p>With regard to the Res 2 Plot in Macnebury and in a manner consistent with Objective PD 33, the planning application and design of this Res 2 plot shall include noise attenuation measures along the boundary of Beckett Road, by way of a landscaping berm with appropriate woodland planting mix which shall incorporate a high-quality acoustic fence/wall, demonstrating the protection of the residential amenity of this site.</p>
Soil	<ul style="list-style-type: none"> • Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. 	<p>Also refer to measures under other environmental components including Water.</p>

Topic	Potentially Significant Adverse Effect, if Unmitigated	Cherrywood SDZ Planning Scheme (as amended) measures, including:
	<ul style="list-style-type: none"> Potential for riverbank erosion. 	<ul style="list-style-type: none"> Proposed new text as per Proposed Amendment No. 11 is indicated in red text. Text to be deleted as per Proposed Amendment No. 11 is indicated with a strikethrough.
Water	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<p>Also refer to measures under other environmental components including Soil and Material Assets.</p> <p>PD 17 To require that, where appropriate, residential streets shall have narrow, landscaped front-gardens/ privacy strips to provide a buffer between private living space and the public realm, to contribute to local biodiversity, SuDS, and facilitate passive supervision. They should not adversely impact on active street frontages and should be too small to be converted into paved driveways or parking spaces.</p> <p>PI 6 It is an objective to promote Sustainable Urban Drainage Systems (SuDS) to manage surface and groundwater regimes sustainably. The following measures are the key elements of the SuDS solution proposed for the Planning Scheme area in the public realm areas, i.e those areas not within private developments. Measures within private development sites are also listed below.</p> <p>PI 7 It is an objective to ensure that stormwater management, flood attenuation and Sustainable (Urban) Drainage Measures (SuDS), including a requirement to undertake Stormwater Audits, shall form part of the pre-planning, planning and post construction stages of any application.</p> <p>PI 8 It is an objective to ensure that SuDS measures shall be fully implemented on all sites to 1 litre per second per hectare runoff rates, unless otherwise agreed with Dún Laoghaire Rathdown County Council. In this regard solutions other than tanking systems shall be required for all developments. For larger applications Green Roofs shall be used in accordance with Dún Laoghaire- Rathdown County Council's Green Roofs Guidance Document.</p> <p>PI 9 It is an objective to ensure urban areas are designed to accommodate surface water flood flow at times of extreme events through the dual use of roads and pathways as flood conveyance channels and low value areas (parkland, car parks, large paved areas etc) used as temporary flood ponding areas.</p> <p>PI 10 It is an objective to ensure that all trees planted in/adjacent to hard paved areas (footpaths, parking areas etc) incorporate tree root structural cell systems.</p> <p>PI 11 It is an objective to ensure that predicted flooding in the Priorsland area does not pose an unacceptable risk to persons or property. In this regard a flood containment zone shall be constructed in the Priorsland area by raising adjacent ground levels approx 500mm and by incorporating a large diameter (1650mm) bypass culvert.</p> <p>GI 15 To require that SuDS corridors alongside roads and greenways incorporate wildlife habitat, pedestrian links and structural planting where appropriate, in accordance with the requirements of 4.1.2.</p> <p>GI 16 To apply the principles set out in 'Planning for Watercourses in the Urban Environment' (IFI, 2020) and ensure that all developments, where relevant, are serviced by appropriate SuDS or Nature Based Solutions to mitigate the impact of pollution. Only where proposed developments can demonstrate why a SuDS design for surface water drainage cannot be utilised, shall other methods be considered. To promote open SuDS features and wetland features in planned open spaces, subject to satisfactory resolution of management programmes, public safety, ease of cleansing and maintenance access, in accordance with the requirements of 4.1.2.</p> <p>GI 19 To safeguard the ecological integrity of the Carrickmines, Loughlinstown and Bride's Glen rivers and the linear park adjacent to Cherrywood Business Park, and to require the sensitive improvement and management of these areas for biodiversity, education, landscape integration and visual amenity.</p> <p>GI 21 To require an ecological buffer area on the south side of Druid's Glen, in compliance with the Cherrywood SDZ Biodiversity Plan, that includes an avenue of large canopy trees, pedestrian and cycle routes, native shrub, woodland and meadow planting, and a SuDS swale. The need for this buffer area is detailed in Appendix D I.</p> <p>GI 40 To promote the incorporation, within the linear SUDS provision and Green Infrastructure running parallel with the M50 motorway and Beckett Road, of trees and other native vegetation that can contribute to wildlife linkages, visual screening and perceived noise attenuation. Soft landscaping shall lead up to M50 crossing points as per the Cherrywood Biodiversity Plan.</p> <p>GI 54 Ensure that the design of swales and stormwater attenuation areas and SuDS proposals within private developments include commitments to addressing a net gain in biodiversity. Where planting is required, native species must be used, including trees where suitable.</p> <p>GI 55 To require that SuDS features in river valley areas shall be designed as extensive, naturalistic open features (e.g. ponds, wetlands) of value to wildlife and local amenity. Their water quality and storage objectives shall be dealt with in combination with landscape integration, visual amenity and protection/enhancement of biological diversity.</p> <p>GI 56 To require that the approach to retained and new ponds, basins or watercourses throughout the Planning Scheme shall incorporate best practice with respect to design, landscaping and management techniques to promote biodiversity and visual amenity.</p> <p>GI 57 To require that where SuDS features are connected to open watercourses then best practice will apply and consultation with Inland Fisheries Ireland will take place to agree on the methodology for such works so as to minimise impacts on the watercourse and its ecology.</p> <p>G1 58 To require the submission and adherence to site-specific method statements demonstrating how pollution of watercourses during and after the construction period will be prevented and/ or mitigated. These shall be developed in consultation with the relevant river authorities or fisheries boards.</p> <p>DA 57(a) The applicant shall follow the Hydrogeology Guidance outlined in Appendix E of the Planning Scheme with regard to the design of proposed development on sites within the catchment sensitivity zone of Tufa Spring No. 5 in order to protect the hydrology source, as detailed in Chapter 5 Green Infrastructure</p>

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Air and Climatic Factors	<ul style="list-style-type: none"> Potential conflict between development under the Planning Scheme, as amended, and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality. Potential conflicts between existing and any increased frequency of noise emissions and protection of existing and future sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<p>1.12 Climate Action</p> <p>Government policy has increasingly recognised the key strategic challenge of climate change. The Government has published the 'Climate Action and Low Carbon Development (Amendment) Act 2021', the 'Climate Action Plan 2021 Securing Our Future', the 'National Adaption Framework' (2024), the 'National Energy and Climate Plan, 2021-2030', Climate Action Plan 2023 and recently, Climate Action Plan 2024 (CAP24), all of which combine to comprise a strong legislative and policy framework for climate action. At a local level, the Council has adopted the 'Dún Laoghaire-Rathdown County Council Climate Change Action Plan, 2024- 2029', and furthermore, is a signatory of the Climate Action Charter that commits local Government to driving forward meaningful climate action in their communities, through the actions set out in the Climate Action Plan.</p> <p>Regarding climate action, the overall strategic approach of the Planning Scheme is to continue to integrate climate mitigation and adaption principles across the Planning Scheme area. Meaningful actions include the implementation of a compact settlement growth agenda, the integration of land use and transportation and the sustainable management of environmental resources.</p> <p>Integrating climate action and sustainability into the Cherrywood Planning Scheme is essential for creating a resilient, liveable community. By aligning with the key Climate Action Plans and implementing innovative strategies, such as district heating and energy efficient buildings, and active transport solutions, Cherrywood can effect to address contemporary climate challenges. This proactive approach not only enhances community wellbeing, but also fosters local biodiversity and promotes a circular economy, setting a benchmark for sustainable development in the Scheme area.</p> <p>PI 13 It is an objective to develop and support a culture of sustainable travel into and within the Planning Scheme. Development in the Planning Scheme shall constrain work related commuting so as to achieve a transport modal split of 45 34% trips by car drivers (maximum) and 55 66% trips by public transport, walking, cycling and other sustainable modes (minimum) as per Government policy (see the Department of Transport's 'Smarter Travel, A Sustainable Transport Future 2009-2020' National Sustainable Mobility Policy and NTA's Sustainability Strategy 2024 - 2030).</p> <p>Specific Objective:</p> <p>PI 14 It is an objective to implement the road infrastructure (including segregated pedestrian / cycle routes) proposed in this Planning Scheme to facilitate access to and within the area by all travel modes (see Map 4.5).</p> <p>PI 15 The Council will support the TII in consultation with the NTA in implementing measures to improve the functioning of the M50/ M-N11 road corridor.</p> <p>PI 16 It is an objective to support and facilitate the development of an integrated public transport network in the Planning Scheme, in association with relevant transport providers, agencies and stakeholders.</p> <p>PI 17 It is an objective to facilitate and promote the enhancement of bus services through the implementation of QBCs and bus priority measures, and by ensuring that the design and layout of neighbourhoods facilitates the expansion of bus services.</p> <p>PI 19-18 It is an objective to construct a Transport Interchange in the vicinity of the Cherrywood Luas stop (see Map 4.6).</p> <p>PI 20-19 It is an objective to prioritise walking and cycling in the internal route hierarchy, to create a network of walking and cycling routes within the Planning Scheme and to improve circulation and permeability. All proposed access points, routes, mews and streets must connect logically with the existing street network to aid legibility, permeability and walkability and also must complement local user desire lines.</p> <p>GI 34 To require that a network of permeable pedestrian routes and greenways shall link all areas with the Planning Scheme including Luas stops, bus stops, employment areas, schools, village centres, Town Centre (Core and Environs), open spaces and green infrastructure.</p> <p>GI 35 To require that development within the Planning Scheme is consistent with the development of strategic greenways outside the Planning Scheme, such as:</p> <ul style="list-style-type: none"> To Ballyogan; To Cabinteely Park & Cabinteely Village; To Kilbogget Park; To Heronford Lane; To the Bride's Glen wooded area and Rathmichael; To the proposed NHA in Loughlinstown (part of the Dalkey Coastal Zone and Killiney Hill pNHA) and Shanganagh coastline; To Sandyford Business Park. <p>GI 36 To require that greenways function as green infrastructure by facilitating an ecological role in addition to their transport role.</p> <p>GI 37 To promote greenways which reflect and contribute to the distinctive character and appearance of their settings.</p> <p>GI 38 Lehaunstown Lane</p>

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		<ul style="list-style-type: none"> • Proposed new text as per Proposed Amendment No. 11 is indicated in red text. • Text to be deleted as per Proposed Amendment No. 11 is indicated with a strikethrough. <p>To require that Lehaunstown Lane, between Lehaunstown Village and the M50 pedestrian bridge, is retained as a route of ecological and cultural importance and incorporates the following principles:</p> <ul style="list-style-type: none"> • Limit vehicular access to the lane; • Retain and supplement where appropriate the lane's rural hedges, trees, banks and other features to preserve elements of the lane's rural character; • Create a buffer circa 10m either side of the lane where indicated by Planning Scheme drawings; • Locate Class 2 pocket parks (circa 0.2ha), associated with adjacent residential areas, along the lane (refer to Figure 5.3). The pocket parks should straddle the lane. • The lane shall form part of a walking route linking Cabinteely and Brennanstown with lands south of the M50 (Ballycorus, Carrickgollogan, Rathmichael etc.) and east of the Planning Scheme (the coast, Shanganagh etc.). • Promote reconfiguration of the existing Lehaunstown Lane M50 bridge to include soft landscape elements that enable wildlife to cross the motorway and increase pedestrian connectivity with the proposed recreation lands in Ticknick. <p>GI 39 Greenway link to Tully Park To require that Tully Park is linked to the Town Centre and adjacent Luas stop by a greenway that incorporates the following principles:</p> <ul style="list-style-type: none"> • Retains the existing visually prominent tree-line along the ridge-line; • Accommodates a large pedestrian footfall and safe usage by cyclists; • Universal access for a range of abilities including wheelchair users; • Facilitates a logical and legible transition between the civic character of the Town Centre and the more natural character of Tully Park; • Promote the provision of a raised, high-quality paved crossing between the Tully Park link and the Town Centre; • Forms part of an integral link between Tully Park and Bride's Glen, via the Town Centre (in accordance with objective GI77). <p>DA 1 To develop the Village Centre, focused on Lehaunstown Lane and the village green, with good access provided to the Luas stop.</p> <p>DA 32 To ensure provision of a Transport Interchange (T.I), as applicable, in accordance with Chapter 4, Objective PI 18 and Maps 4.6 and 6.2.</p> <p>DA 33 To require the provision of a mobility hubs in close proximity to the Bride's Glen and Cherrywood Luas Stops as sustainable supporting infrastructure to enable and promote active travel in Cherrywood, or alternatively at a highly accessible location within the Town Centre Environs, subject to the agreement of the Planning Authority (Refer also to Section 4.2.8 and PI Objective 19).</p> <p>DA 19 Pedestrian and vehicular connections are to be provided across the flood containment zone by way of bridges.</p> <p>DA 36 The design and layout of the area shall provide pedestrian connections to the Town Centre Core, N11, Cherrywood Road and Mullinastill.</p> <p>DA 40(a) Planning Applications are required to demonstrate that the proposal does not impact on the alignment of the Luas Line B2.</p> <p>DA 43 That the design and layout of the area has regard to the provision of clear pedestrian and cycle connections to the Town Centre Core and Town Centre Environs. and will not facilitate pedestrians attempting to cross the Wyattville Link Road at grade. It is intended that an at grade pedestrian and cycle crossing of the Wyattville Link Road at Junction O be implemented to enhance and facilitate ease of movement between both sides of the Town Centre. Any development proposals at Superblocks TCE4 and TCE5 shall have regard to said future intended at grade crossing detailing.</p> <p>DA 46 To maintain the pedestrian access over the M50 to open space lands at Ticknick and to incorporate a universal access route as part of the design of Lehaunstown Park Public Open Space which will connect Lehaunstown Lane Greenway with Beckett Road and the pedestrian and cycle access across the M50 having regard to the level changes at this location and ensuring ease of access for all who are using the greenway infrastructure in Cherrywood. In the event that Beckett Road is developed prior to Lehaunstown Park, any planning application for Beckett Road E-F shall ensure that a universal access is provided between Lehaunstown Lane and Ticknick Park.</p> <p>DA 48(a) The village will be focused on the village square so as to draw together greenways with the village school, the local park and the local shops.</p> <p>DA 53 Beckett Park should have good linkages to the local primary and post primary schools.</p>
Material Assets	<ul style="list-style-type: none"> • Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). • Failure to adequately treat surface water run-off that is 	<p>Also refer to measures under other environmental components including Population and Human Health, Cultural Heritage, Soil, Water, Air and various Land Use and Phasing provisions.</p> <p>PI 1 In common with all development in the Dublin region, development in the county is dependent on an adequate supply of water for the Dublin region. It is an objective to liaise with the Department of Environment Community and Local Government (DECLG) and Dublin City Council on regional water supply availability.</p> <p>PI 2 It is an objective to reach agreement with Dublin City Council on measures to reprioritise water allocation to Rathmichael reservoir. This may also involve installation of a new strategic watermain to Shankill to reduce over-reliance on Roundwood Water Treatment Works.</p> <p>PI 3 Development beyond 4ml/day capacity in the Planning Scheme and other new developments in the supply area (including Shankill, Shanganagh and Woodbrook) will require construction of the Old Connaught Woodbrook Water Supply Scheme. It is an objective to progress this scheme which is currently awaiting</p>

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	<p>discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts).</p> <ul style="list-style-type: none"> • Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). • Increases in waste levels. • Potential impacts upon public assets and infrastructure. 	<p>approval of the DECLG.</p> <p>PI 4 It is an objective to ensure a planned approach is taken to the local distribution network within the zone to facilitate co-ordinated development. To support the use of water saving systems and landscaping. Where national standards are adopted, under the Water Services Act 2007 or otherwise, for rainwater harvesting and/or greywater recycling for use within buildings, these will be incorporated to the maximum practicable extent.</p> <p>PI 5 It is an objective to replace a short portion of critical trunk main from Bride's Glen Road at an early stage to secure supply.</p> <p>PI 12 It is an objective that significant foul trunk sewer infrastructure is provided within the Planning Scheme area.</p> <p>PI 25 An Above Ground Installation will be required near Tully Bridge to supply gas to the Planning Scheme Area. This will be provided in accordance with the phasing requirements of Table 7.10 in Chapter 7.</p> <p>PI 26 It is an objective to require applications to include communication networks at the design stage of a scheme and to provide details of the proposed network with planning applications.</p> <p>PI 27 Within this framework it is an objective to encourage locally generated renewable and low emission energy to supply a proportion of Cherrywood's energy demand. This could include a range of energy options such as district biomass, solar thermal collectors, ground thermal energy storage, and integrated energy/heating systems such as Combined Heat and Power (CHP) at development area, neighbourhood and/or block scales, and the possible establishment of one or more Energy Service Companies (ESCO).</p> <p>PI 28 It is an objective to comply with all the objectives of the current County Development Plan in relation to energy.</p> <p>PI 29 It is an objective to embrace new and innovative technologies in this field, and to support their provision within the Planning Scheme.</p> <p>PI 30 It is an objective to support technologies and end-user behaviour to drive high levels of energy efficiency in end-uses.</p> <p>PI 31 It is an objective to support and encourage sustainable energy initiatives.</p> <p>PI 32 It is an objective that all developments will comply with the waste policy as set out in the current County Development Plan. Layouts should be designed to incorporate bring centres, refuse collection points and make provision for recycling and composting when required at suitable locations.</p>
Cultural Heritage	<ul style="list-style-type: none"> • Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. 	<p>PD 21 To allow building height within the range of storeys identified and set out on Map 2.3 subject to Section 2.9.1 Criteria for Assessing Building Height in the Planning Scheme. These heights have been informed by the characteristics of each site and are the maximum permissible on each development plot.</p> <p>H 7 To improve the access to and presentation of, including appropriate information signage, the following National Monuments: Tully Church and crosses, Lehaunstown Wedge Tomb and Brenanstown Dolmen.</p> <p>H 8 To include Tully Church, graveyard and high crosses within a public park, Tully Park. When the detailed layout plan is prepared for Tully Park, Tully Church and Cemetery shall have a defined boundary to protect both the Church and Cemetery which have National Architectural Value. All proposed works shall involve prior consultation with the Department of Arts, Heritage and The Gaeltacht (DoAHG).</p> <p>H 9 To protect the vistas and views from/to Tully Church, graveyard and immediate environs towards Killiney Hill and Obelisk, Puck's Castle, the Lead Mines Chimney (Ballycorus), Two Rock and Three Rock Mountain as the setting to these monuments.</p> <p>H 10 To maintain a visual corridor between Tully Church and Lehaunstown Castle (within Lehaunstown Park) from a point from the cross in the field to the west of Tully Church and graveyard.</p> <p>H 11 To preserve the valley setting of the Brenanstown Dolmen. To facilitate improving the access to this Dolmen in consultation with the Department of Arts, Heritage and the Gaeltacht.</p> <p>H 12 To maintain the integrity of Lehaunstown Castle (RMP 026-093) and to present the castle in such a way that the earlier history of the site is clear.</p> <p>H 1 To comply with all of the policies of the current Dún Laoghaire- Rathdown County Development Plan relating to archaeology and heritage. In particular to preserve the archaeological heritage of the area of the Scheme and to protect and promote public access to such heritage where feasible, and to carry out an access audit by a suitably qualified person of sites in public ownership.</p> <p>H 2 To require pre-application archaeological assessment by a suitably qualified Archaeologist for all planning applications in accordance with the advice of the Department of Arts, Heritage and the Gaeltacht. In cases of repeat applications or proposals for minor developments, this will not necessarily be required. In addition, Statutory Agencies will be required to carry out archaeological assessments prior to the detailed design stage of significant development as far as is practicable, in accordance with the advice of the Department of Arts, Heritage and the Gaeltacht.</p> <p>H 3 To require appropriate high quality information signage for each of the entries to the Record of Monuments and Places (RMP), which 'brings the monument to life'.</p> <p>H 4 To investigate the potential to provide interpretation of the rich heritage of the area and to appropriately display artefacts found in the area, including the 'Rathdown Slabs' from Tully Church in the proposed new library building in Cherrywood Town Centre or other similar location.</p> <p>H 5 To locate where feasible, identified archaeological sites and monuments within open space areas.</p> <p>H 6 To require a place-naming scheme which reflects the rich heritage of the Cherrywood area (see Appendix B3).</p> <p>H 13 To seek an holistic approach to any development of the overall site. Proposals for the protected structure, out-buildings and any associated structures must</p>

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		<p>form part of any application to ensure that the protected structure retains prominence on the site. Planning applications for works to restore/refurbish protected structures will not be subject to phasing requirements.</p> <p>H 14 To comply with all of the policies for the protection of the Architectural Heritage in the current Dún Laoghaire-Rathdown County Development Plan, including those set out in the Development Management Section. In particular to provide appropriate protection for the protected structures in the area of the Scheme and to protect and promote where feasible public access to such protected structures.</p> <p>H 15 To require an Architectural Heritage Impact Assessment by an architect or other professional with specialist knowledge of building conservation. The report should include an assessment of both works to the protected structure and the impact of new development on the character and appearance of the heritage asset.</p> <p>H 16 To seek the repair and restoration of protected structures (including any associated outbuildings) in accordance with good conservation practice and the Department of Environment Heritage and Local Government (DEHLG) Conservation Guidelines, and the Cherrywood Biodiversity Plan.</p> <p>H 17 To encourage compatible new uses for the protected structure, which will not detract from the architectural and historic character of the building/structure. Any works and/or extensions necessitated by proposed new use(s) to be appropriately scaled, and to be read as new, in line with current County Development Plan Policies.</p> <p>H 18 To require photomontages of proposed development from key vantage points, to demonstrate the visual impact on the protected structure and historic landscape character.</p> <p>H 19 To require pre-application discussions with the Conservation Officer.</p> <p>H 20 To require the use of high quality materials and external elevational design.</p> <p>H 21 To require the phasing of new development(s) to ensure that conservation works to the protected structure are carried out in tandem, in order to secure the long term future of the heritage asset.</p> <p>H 22 To require a design statement with supporting illustrative material and description of proposed development demonstrating how it has been developed having regard to the built heritage, topography, and landscape character of the site.</p> <p>H 23 To require a comprehensive landscaping scheme for each site to include details of trees to be retained, replacement planting where required, and the use of soft boundaries to demarcate/define private open space. Replacement trees where required to be semi- mature native species.</p> <p>H 24 To develop an integrated public realm scheme for each site which addresses elements including street furniture, hard landscaping finishes, car parking, bin storage, and services including public lighting.</p> <p>H 25 To demonstrate how private open space can be successfully achieved without detracting from the wider mature landscape. This can involve making use of soft boundaries to demarcate/define private open space and the possible use of shared surfaces.</p> <p>H 26 To require a visual impact assessment to determine the impact of new development on those protected structures, which border the Planning Scheme Boundary.</p> <p>H 27 Development proposed on the lands that are subject of Map 3.3 'Character Areas of Protected Structures' and specifically (and only) subsection '2. Priorsland' and subsection 4'. Carrickmines Station' therein shall not be the subject of the restrictions contained in section 7.2 'Sequence of Development'. In all other respects development proposed on these lands shall comply with the requirements of the Planning Scheme, including, inter alia, the requirements for the design and commissioning of a Flood Containment Zone as proposed for Development Area 3: Priorsland.</p> <p>DA 34 To ensure that Tully Park is developed in accordance with the objectives set down in Chapter 5 Green Infrastructure and Chapter 3 Cultural and Built Heritage.</p> <p>In addition, to ensure the provision of a universally accessible route into the Park from the park entrance at Cherrywood Plaza.</p> <p>DA 47 Planning permission for the Class 2 Open Space associated with the Cairn/Wedge Tomb in Macnebury shall be sought as part of the planning application which provides Beckett Road F-G. The works associated with construction of this section of Beckett Road and the Class 2 Open Space associated with the Cairn/Wedge Tomb, will be subject to the consent of the Minister for Culture, Heritage and the Gaeltacht under Section 14 of the National Monuments Act 1930 as amended by Section 5 of the National Monuments (Amendment) Act 2004.</p> <p>The following shall also be provided:</p> <ul style="list-style-type: none"> • This Class Two open space, particularly the pedestrian entrance point from Beckett Road, shall be carefully designed so as to ensure a safe and inviting entrance and to avoid the Cairn/Wedge Tomb being severed from the main planning scheme area, while celebrating this national monument. • A safe and direct pedestrian/cycle connection shall be provided from the Cairn/Wedge Tomb site, across Beckett Road, via the RES 3 site to the north of the Cairn/Wedge Tomb and onto Bishops Street at an appropriate location. This route shall seek to retain a visual connection between the Cairn/Wedge Tomb Site and the National Monuments at Tully Park having regard also to the need to provide a safe pedestrian crossing point on Bishops Street. A safe and direct pedestrian /cycle connection shall also be provided between Lehaunstown Lane and the Junction of Beckett Road with Bishops Street through the Res 2 site, therefore enhancing connectivity between the Cairn/Wedge Tomb site, Tully Park and Church and Lehaunstown Park. This shall be included as part of any planning application relating to these Residential sites. • Additional screening in the form of suitable planting and noise attenuation shall be provided along the Cairn/Wedge Tomb's site boundary with the M50

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Landscape	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<p>as required. The potential impact of any tree roots on the archaeology of the site must be carefully considered in this regard.</p> <ul style="list-style-type: none"> Careful consideration shall also be given to the landscaping of the entrance points on either side of the Wyattville Link Road to enhance its visual amenity, enhance the setting of the Cairn/ Wedge Tomb and provide an attractive environment for cyclist and pedestrians. <p>Also refer to measures under Biodiversity and Flora and Fauna and Cultural Heritage.</p> <p>PD 21 To allow building height within the range of storeys identified and set out on Map 2.3 subject to Section 2.9.1 Criteria for Assessing Building Height in the Planning Scheme. These heights have been informed by the characteristics of each site and are the maximum permissible on each development plot.</p> <p>PD 27 It is an objective to protect and enhance views and panoramas to key local vantage points, local skylines and civic buildings in the surrounding area, and within the Planning Scheme itself. These views are identified in the SEA and consideration of significant views should inform all stages of the design process.</p> <p>PD 28 Views to be protected and enhanced are separated into those from certain internal vantage points to areas outside of the Planning Scheme (external), and those within the Plan Area(internal). Views are not all panoramas, but include partial, intermittent and glimpsed views.</p> <p>PD 29 Internal Views should also seek to ensure that principal visual axis of the public realm incorporate views towards significant landscape features within the Plan Area because these enhance its character and distinctiveness.</p> <p>GI 9 To require that public open space includes a range of natural habitats and facilitates preservation of flora and fauna where consistent with recreational requirements, landscape improvement and visual amenity.</p> <p>GI 19 To safeguard the ecological integrity of the Carrickmines, Loughlinstown and Bride's Glen rivers and the linear park adjacent to Cherrywood Business Park, and to require the sensitive improvement and management of these areas for biodiversity, education, landscape integration and visual amenity.</p> <p>GI 40 To promote the incorporation, within the linear SUDS provision and Green Infrastructure running parallel with the M50 motorway and Beckett Road, of trees and other native vegetation that can contribute to wildlife linkages, visual screening and perceived noise attenuation. Soft landscaping shall lead up to M50 crossing points as per the Cherrywood Biodiversity Plan.</p> <p>GI 41 A Landscaping strip shall be maintained alongside the M50 (in particular along the western side of Beckett Road, Site CU 3 and the Wedge Tomb/Cairn Site) to create a visual buffer between the Cherrywood lands and the motorway. The positioning of landscaping shall take account of any future need for motorway widening that might arise. See Map 5.2.</p> <p>GI 65 To require the use of native trees, shrubs and grasses in landscaping proposals and promote the re-use of existing topsoil and subsoils within landscaping plans in both public and private open space areas to allow the preservation of the native seed bank within landscaping schemes.</p> <p>GI 67 Require that any developments retaining semi-natural habitats set out clear commitments to managing these areas to maximise their visual amenity and ecological value</p> <p>GI 69 Ensure that the crossing of Druid's Glen is designed to be the best ecological option. Proposals should demonstrate measures to avoid significant habitat loss, disturbance to surrounding habitats and species, proposals to prevent water pollution and protect riparian habitats.</p> <p>GI 78 To require that the Town Centre is linked either side of the Wyattville Link Road (WLR) by way of two bridges (Grand Parade and Main Street Bridge) and to promote these links as an integral public space or plaza of a civic character, with trees (for the wider cross section of Grand Parade Bridge) and soft landscape elements for visual amenity, and other design elements for shelter and micro-climatic reasons.</p> <p>DA 3 The high-level bridge linking Lehaunstown with the N11 will have to be sensitively designed so as to span the Druid's Glen with a visually slender structure that does not dominate either the valley floor or its setting, with due regard to the ecological corridor it crosses.</p> <p>DA 38 That the design and landscaping of the area has regard to its context as viewed from Killiney Hill, the Wyattville Road and the M50.</p> <p>DA 45 There shall be a high quality of landscaping and visual amenity at the interface with Cherrywood when viewed from the M50.</p>

Section 10 Monitoring Measures

10.1 Introduction

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. This section details the measures which will be used in order to monitor the likely significant effects of implementing the Planning Scheme, as amended.

Monitoring can both demonstrate the positive effects facilitated by the Planning Scheme, as amended, and can enable, at an early stage, the identification of unforeseen adverse effects and the undertaking of appropriate remedial action.

The occurrence of significant adverse environmental effects not predicted and mitigated by this assessment, which are directly attributable to the implementation of the Planning Scheme, as amended, would necessitate consideration of these effects in the context of the Planning Scheme and potential remediation action(s) and/or review of part(s) of the Planning Scheme, as amended.

10.2 Indicators and Targets

Monitoring is based around indicators which allow quantitative measures of trends and progress over time relating to the Strategic Environmental Objectives identified in Section 5 and used in the evaluation. Each indicator to be monitored is accompanied by the target(s) which were identified with regard to the relevant strategic actions. The monitoring measures identified below as part of the Proposed Amendment SEA have integrated the those used for the original 2014 Planning Scheme, as well as parts of those used in the SEAs for the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Eastern and Midland RSES 2019-2031, given the relationship between the Scheme, as amended, and these new, higher-level documents. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

Table 10.1 overleaf shows the indicators and targets which have been selected for monitoring the likely significant environmental effects of implementing the Proposed Amendment, if unmitigated.

Monitoring is an ongoing process and the programme allows for flexibility and the further refinement of indicators and targets. The Monitoring Programme may be updated to deal with specific environmental issues – including unforeseen effects – as they arise.

10.3 Sources

The Amendment will be integrated into the wider land use planning framework comprising a hierarchy of policies, plans, programmes, etc. This wider framework, including the National Planning Framework, Eastern and Midland RSES, the County Development Plan and the existing Planning Scheme, as amended, is subject to its own SEA (and associated monitoring) requirements. Individual projects will be subject to their own monitoring requirements as relevant.

In implementing the Monitoring Programme, the Council will take into account this hierarchy of planning and environmental monitoring.

Sources for indicators may include existing monitoring databases (including those maintained by planning authorities and national/regional government departments and agencies) and the output of lower-tier environmental assessment and decision making (including a review of project approvals granted and associated documents and the output of any EIA monitoring programmes).

Internal monitoring of the environmental effects of grants of permission in the Council would provide monitoring of certain indicators on a *grant of permission*¹⁰² basis. Where

¹⁰² The likely significant effects of development proposals on environmental sensitivities are further determined during the development management process. Documenting any identified effects as a result of a development to be permitted can help to fulfill monitoring requirements.

significant adverse effects as a result of the development to be permitted are identified, such effects could be identified, recorded and used to inform monitoring evaluation.

10.4 Reporting

A stand-alone Monitoring Report on the significant environmental effects of implementing the overarching County Development Plan will be prepared in advance of the beginning of the review of that Plan. This report will address indicators aligning to those set out on Table 10.1 for areas, including Cherrywood.

Interim reporting may also be undertaken as part of reporting on the Planning Scheme, as amended, and other local plans.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of remedial action.

Table 10.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁰³
Biodiversity, Flora and Fauna	BFF	<ul style="list-style-type: none"> Condition of European sites 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Confirmation of compliance with Planning Scheme provisions relating to the protection of European Sites and sustaining resources Complete the review of the Dún Laoghaire-Rathdown Biodiversity Plan 2009-2013 and implement the revised Plan 	<ul style="list-style-type: none"> DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)¹⁰⁴ DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)¹⁰⁵ Internal review of Biodiversity Plan and local land use plans Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Planning Scheme actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
		<ul style="list-style-type: none"> Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Complete the review of the Dún Laoghaire-Rathdown Biodiversity Plan 2009-2013 and implement the revised Plan 	<ul style="list-style-type: none"> Internal review of Biodiversity Plan and local land use plans 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> SEAs and AAs as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Internal review of new Council policies, plans, programmes etc. under the Planning Scheme 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> Status of water bodies 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below
		<ul style="list-style-type: none"> Compliance of planning permissions with Planning Scheme measures providing for the protection of Biodiversity and flora and fauna – see Chapter 5 “Green Infrastructure” and associated Cherrywood Biodiversity Plan 	<ul style="list-style-type: none"> For planning permission to be only granted when applications demonstrate that they comply with all Planning Scheme measures providing for the protection of biodiversity and flora and fauna – Chapter 5 “Green Infrastructure” and associated Cherrywood Biodiversity Plan 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems

¹⁰³ Where remedial action is required, consultations with government agencies (e.g. DECC, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

¹⁰⁴ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

¹⁰⁵ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁰³
Population and Human Health	PHH	<ul style="list-style-type: none"> Implementation of Planning Scheme measures relating to the promotion of economic growth, including those provided for by Chapter 2 "Proposed Development in Cherrywood" 	<ul style="list-style-type: none"> Progress in successfully implementing Planning Scheme measures relating to the promotion of economic growth, including those provided for by Chapter 2 "Proposed Development in Cherrywood" 	<ul style="list-style-type: none"> Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Review internal systems Consultations with DECC
		<ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Planning Scheme 	<ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Planning Scheme 	<ul style="list-style-type: none"> Review of published information from the Health Service Executive and EPA Internal consultations with the Council's Environment Department 	<ul style="list-style-type: none"> Consultations with the Health Service Executive and EPA
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Planning Scheme measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.
		<ul style="list-style-type: none"> Number of spatial plans that include specific green infrastructure mapping 	<ul style="list-style-type: none"> Require all local level land use plans to include specific green infrastructure mapping 	<ul style="list-style-type: none"> Internal review of local land use plans 	<ul style="list-style-type: none"> Review internal systems
Soil (and Land)	S	<ul style="list-style-type: none"> Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets) 	<ul style="list-style-type: none"> As per the revised NPF, to limit the rate of increase land that is sealed or artificialised per year and promote the reversal of this in suitable areas e.g., flood zones, high density areas Contribute towards the 50% target for all new homes within and adjacent to the existing built-up footprint of Dún Laoghaire-Rathdown To map brownfield and infill land parcels. 	<ul style="list-style-type: none"> EPA Geoportal Compilation of greenfield and brownfield development for the DHLGH Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.
		<ul style="list-style-type: none"> Instances where contaminated material generated from brownfield and infill must be disposed of 	<ul style="list-style-type: none"> Dispose of contaminated material in compliance with EPA guidance and waste management requirements 	<ul style="list-style-type: none"> Internal review of development management / grants of permission where contaminated material must be disposed of 	<ul style="list-style-type: none"> Consultations with the EPA and Development Management
		<ul style="list-style-type: none"> Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁰³
Water	W	<ul style="list-style-type: none"> Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD 	<ul style="list-style-type: none"> Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' Implementation of the objectives of the River Basin Management Plan 	<ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance ¹⁰⁶ 	<ul style="list-style-type: none"> Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Planning Scheme actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		<ul style="list-style-type: none"> Number of incompatible developments permitted within flood risk areas 	<ul style="list-style-type: none"> Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.
Material Assets	MA	<ul style="list-style-type: none"> Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Planning Scheme 	<ul style="list-style-type: none"> All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Planning Scheme Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Planning Scheme measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.

¹⁰⁶ Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁰³
Air	A	<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels NO₂ (Nitrogen Dioxide), PM10 (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) as part of Ambient Air Quality Monitoring 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by car compared to previous levels Improvement in Air Quality trends, particularly in relation to transport related emissions Progress in successfully implementing Planning Scheme measures relating to sustainable mobility and travel 	<ul style="list-style-type: none"> CSO data EPA Air Quality Monitoring Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DECC and NTA to develop a tailored response. See also entry under Population and human health above
Climatic Factors	C	<ul style="list-style-type: none"> Implementation of Planning Scheme measures relating to climate reduction targets 	<ul style="list-style-type: none"> For review of progress on implementing Planning Scheme objectives to demonstrate successful implementation of measures relating to climate reduction targets 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> A competitive, low-carbon, climate-resilient and environmentally sustainable economy 	<ul style="list-style-type: none"> Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 	<ul style="list-style-type: none"> Confirmation of progress in implementing of Dún Laoghaire-Rathdown County Council's Climate Action Plan 2024-2029 EPA Greenhouse Gas Emissions reporting Internal review of implementation of Planning Scheme provisions relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure 	<ul style="list-style-type: none"> Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		<ul style="list-style-type: none"> Share of renewable energy in transport 	<ul style="list-style-type: none"> Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least 42.5% by 2030) 		
		<ul style="list-style-type: none"> Greenhouse gas emissions 	<ul style="list-style-type: none"> Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050) 		
		<ul style="list-style-type: none"> Energy consumption, the uptake of renewable options and solid fuels for residential heating 	<ul style="list-style-type: none"> To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating 		
		<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels 	<ul style="list-style-type: none"> Decrease in the proportion of journeys made by residents of the settlements using private fossil fuel-based car compared to previous levels Progress in successfully implementing Planning Scheme measures relating to sustainable mobility and travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Planning Scheme measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ¹⁰³
Cultural Heritage	CH	<ul style="list-style-type: none"> Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
		<ul style="list-style-type: none"> Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	
Landscape	L	<ul style="list-style-type: none"> Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Planning Scheme provisions and the effectiveness of their implementation

Appendix I Screening for SEA Determination

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS

Screening for SEA Determination

**Screening for Strategic Environmental Assessment (SEA) Determination
under the SEA Directive¹ for
Proposed Amendment No. 11 of the
Cherrywood Strategic Development Zone Planning Scheme, 2014, as amended**

A Strategic Environmental Assessment (SEA) Screening determination as to whether Proposed Amendment No. 11, relating to the Town Centre and Environs lands, of the Cherrywood Strategic Development Zone Planning Scheme, 2014, as amended, is likely to have significant effects on the environment is being made under the SEA Directive, transposed into Irish legislation through European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004), as amended by S.I. No. 200 of 2011 European Communities (Environmental Assessment of Certain Plans and Programmes) Amendment Regulations and S.I. No. 436 of 2004 (Planning and Development (SEA) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (SEA) (Amendment) Regulations 2011).

In making the determination, the information contained in the accompanying Screening for SEA Report [including information provided by environmental authorities and an examination of the need to undertake SEA against relevant criteria set out under Annex II of the SEA Directive 'Information referred to in Article 5(1)] is being taken into account.

As identified in the Screening for SEA Report for Proposed Amendment No. 11:

- Taking into account an examination against relevant criteria set out under Annex II of the SEA Directive, it is demonstrated that the Proposed Amendment would have the potential to result in likely significant environmental effects, alone and in-combination with the wider planning framework; and
- Consequently, full SEA is advised as being required for the Proposed Amendment.

The Planning Authority has carefully considered the SEA Screening Report and agrees with and adopts the reasoning and conclusion presented.

It is hereby determined that, as Proposed Amendment No. 11 would have the potential to result in likely significant environmental effects, alone and in-combination with the wider planning framework, full SEA (including the preparation of an SEA Environmental Report) is required for Proposed Amendment No. 11.

¹ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, transposed into Irish legislation through European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004), as amended by S.I. No. 200 of 2011 European Communities (Environmental Assessment of Certain Plans and Programmes) Amendment Regulations and S.I. No. 436 of 2004 (Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended by S.I. No. 201 of 2011 (Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011)

Dún Laoghaire-Rathdown County Council

LOCAL GOVERNMENT ACTS 1925 - 2014

RECORD OF EXECUTIVE BUSINESS CHIEF EXECUTIVE'S ORDERS



Signed:

Vivienne Byrne,
Senior Planner, Forward Planning Infrastructure Department

Date: 22/09/2025

Order: It is hereby determined that, as Proposed Amendment No. 11 would have the potential to result in likely significant environmental effects, alone and in combination with the wider planning framework, full Strategic Environmental Assessment (SEA) (including the preparation of a Strategic Environmental Assessment Environmental Report) is required to be undertaken for Proposed Amendment No. 11 of the Cherrywood Strategic Development Zone Planning Scheme, 2014, as amended.



Signed: _____

Paul Kennedy,
Director of Services, Planning Department and Economic Development.

Date:

Thereunto empowered by order of Príomhfheidhmeannach, Comhairle Contae Dhún Laoghaire-Ráth An Dúin, Order No. 2617, dated 10/03/25, delegating to me all her powers, functions and duties in relation to the County Council of Dún Laoghaire-Rathdown in respect of this matter.

Appendix II Relationship with Legislation and Other Policies, Plans and Programmes

This appendix is not intended to be a full and comprehensive review of EU Directives, the transposing regulations or the regulatory framework for environmental protection and management. The information is not exhaustive and it is recommended to consult the Directive, Regulation, Plan or Programme to become familiar with the full details of each.

Legislation, Plan, etc.	Summary of high-level aim/ purpose/ objective	Additional information/lower-level objectives, etc.	Relevance to the Planning Scheme (as amended)
European Level			
SEA Directive (2001/42/EC)	<ul style="list-style-type: none"> Contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development. Provide for a high level of protection of the environment by carrying out an environmental assessment of plans and programmes which are likely to have significant effects on the environment. 	<ul style="list-style-type: none"> Carry out and environmental assessment for plans or programmes referred to in Articles 2 to 4 of the Directive. Prepare an environmental report which identifies, describes and evaluates the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives that consider the objectives and the geographical scope of the plan or programme. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission. Consult other Member States where the implementation of a plan or programme is likely to have transboundary environmental effects. Inform relevant authorities and stakeholders on the decision to implement the plan or programme. Issue a statement to include requirements detailed in Article 9 of the Directive. Monitor and mitigate significant environmental effects identified by the assessment. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
EIA Directive (2011/92/EU as amended by 2014/52/EU)	<ul style="list-style-type: none"> Requires the assessment of the environmental effects of public and private projects which are likely to have significant effects on the environment. Aims to assess and implement avoidance or mitigation measures to eliminate environmental effects, before consent is given of projects likely to have significant effects on the environment by virtue, inter alia, of their nature, size or location are made subject to a requirement for development consent and an assessment with regard to their effects. Those projects are defined in Article 4. 	<ul style="list-style-type: none"> All projects listed in Annex I are considered as having significant effects on the environment and require an EIA. For projects listed in Annex II, a "screening procedure" is required to determine the effects of projects on the basis of thresholds/criteria or a case by case examination. This should take into account Annex III. The environmental impact assessment shall identify, describe and assess in an appropriate manner, in the light of each individual case and in accordance with Articles 4 to 12, the direct and indirect effects of a project on the following factors: human beings, fauna and flora, soil, water, air, climate and the landscape, material assets and the cultural heritage, the interaction between each factor. Consult with relevant authorities, stakeholders and public allowing sufficient time to make a submission before a decision is made. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
Habitats Directive (92/43/EEC)	<ul style="list-style-type: none"> Promote the preservation, protection and improvement of the quality of the environment, including the conservation of natural habitats and of wild fauna and flora. Contribute towards ensuring biodiversity through the conservation of natural habitats and of wild fauna and flora. Maintain or restore to favourable conservation status, natural habitats and species of wild fauna and flora of community interest. Promote the maintenance of biodiversity, taking account of economic, social, cultural and regional requirements. 	<ul style="list-style-type: none"> Propose and protect sites of importance to habitats, plant and animal species. Establish a network of European sites hosting the natural habitat types listed in Annex I and habitats of the species listed in Annex II, to enable the natural habitat types and the species' habitats concerned to be maintained or, where appropriate, restored at a favourable conservation status in their natural range. Carry out comprehensive assessment of habitat types and species present. Establish a system of strict protection for the animal species and plant species listed in Annex IV. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
Birds Directive (2009/147/EC)	<ul style="list-style-type: none"> Conserve all species of naturally occurring birds in the wild state including their eggs, nests and habitats. Protect, manage and control these species and comply with regulations relating to their exploitation. The species included in Annex I shall be the subject of special conservation measures concerning their habitat in order to ensure their survival and reproduction in their area of distribution. 	<ul style="list-style-type: none"> Preserve, maintain or re-establish a sufficient diversity and area of habitats for all the species of birds referred to in Annex 1. Preserve, maintain and establish biotopes and habitats to include the creation of protected areas (Special Protection Areas). Ensure the upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones, re-establish destroyed biotopes and creation of biotopes. Measures for regularly occurring migratory species not listed in Annex I is required as regards their breeding, moulting and wintering areas and staging posts along their migration routes. The protection of wetlands and particularly wetlands of international importance. 	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>EU Nitrates Directive (91/676/EEC)</p>	<p>It aims to reduce water pollution from nitrates used for agricultural purposes and prevent any further pollution. It forms an integral part of the water framework directive (Directive 2000/60/EC) of the European Union and is closely linked to other EU policies that address air quality, climate change and agriculture.</p>	<p>EU Member States must do the following:</p> <ul style="list-style-type: none"> • Designate as vulnerable zones all those draining into waters that are or could be affected by high nitrate levels and eutrophication. The designation is reviewed and possibly revised at least every 4 years to take account of any changes that have occurred. • Establish mandatory action programmes for these areas, taking into account available scientific and technical data and overall environmental conditions. • Monitor the effectiveness of the action programmes. • Test the nitrate concentration in fresh ground and surface water at sampling stations, at least monthly and more frequently during flooding. • Carry out a comprehensive monitoring programme and submit – every 4 years – a detailed report on the directive’s implementation. The report includes information on nitrate-vulnerable zones, results of water monitoring and a summary of the relevant aspects of codes of good agricultural practices and action programmes. • Draw up a code of good agricultural practices, which farmers apply on a voluntary basis. It sets out various good practices, such as when fertiliser use is inappropriate. • Provide training and information for farmers, where appropriate. <p>The European Commission provides a report every 4 years on the basis of the national information it has received.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Environmental Quality Standards Directive (EQSD) (2008/105/EC)</p>	<p>It sets out environmental quality standards (EQSs) for the presence in surface water of certain substances or groups of substances identified as priority pollutants because of the significant risk they pose to or via the aquatic environment. These standards are in line with the strategy and objectives of the European Union (EU)’s water framework directive (Directive 2000/60/EC). It repeals Directives 82/176/EEC, 83/513/EEC, 84/156/EEC, 84/491/EEC and 86/280/EEC with effect from 22 December 2012.</p>	<p>The directive sets EQSs for priority substances and eight other pollutants. These substances include: the metals cadmium, lead, mercury and nickel, and their compounds; benzene; polyaromatic hydrocarbons; and several pesticides. Several of these priority substances are classed as hazardous. The EQSs in Directive 2008/105/EC are limits on the concentration of the priority substances and eight other pollutants in water (or biota), i.e. thresholds which must not be exceeded if a good chemical status is to be met. There are two types of water standard. A threshold for the average concentration of the substance concerned calculated from measurements over a 1-year period. The purpose of this standard is to ensure protection against long-term exposure to pollutants in the aquatic environment. A maximum allowable concentration of the substance concerned, i.e. the maximum for any single measurement. The purpose of this standard is to ensure protection against short-term exposure, i.e. pollution peaks. The EQSs are different for:</p> <ul style="list-style-type: none"> • inland surface waters (rivers and lakes); • other surface waters (transitional, coastal and territorial waters). • EU Member States must ensure compliance with the EQSs. They must also take measures to ensure that the concentrations of substances that tend to accumulate in sediment and/or biota do not increase significantly. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Industrial Emissions (Integrated Pollution Prevention and Control) –IED Directive (2010/75/EU)</p>	<p>It is aimed at achieving significant benefits to the environment and human health by reducing harmful industrial emissions across the EU, in particular through better application of Best Available Techniques (BAT).</p> <p>The IED is based on the following principles:</p> <ul style="list-style-type: none"> • an integrated approach (focusing on the installation being permitted rather than separately on different environmental media such as air, water or soil); • best available techniques; • flexibility; • inspections; • public participation. <p>The IED combines seven separate existing Directives related to industrial emissions: With effect from 7 January 2014:</p> <ul style="list-style-type: none"> • Directive 78/176/EEC of 20 February 1978 on waste from the titanium dioxide industry; • Directive 82/883/EEC on the surveillance and monitoring of titanium dioxide waste; • Directive 92/112/EEC on the reduction of titanium dioxide industrial waste; • Directive 1999/13/EC on reducing emissions of volatile organic compounds; • Directive 2000/76/EC on waste incineration (Waste Incineration Directive); • Directive 2008/1/EC concerning integrated pollution prevention and control (IPPC Directive); <p>With effect from 1st January 2016:</p> <ul style="list-style-type: none"> • Directive 2001/80/EC on the limitation of emissions of certain pollutants from large combustion plants (LCP Directive). 	<ul style="list-style-type: none"> • The IED aspires to reduce and, as far as possible, eliminate pollution arising from industrial activities. It seeks to achieve this by providing a general framework for the control of the industries with the highest pollution potential in order to prevent the shifting of pollution from one environmental medium (or industry) to another. The overall intention is to provide an integrated approach to the prevention and control of emissions into the various environmental media such as, air, water and soil while striking a commercial balance for businesses. • The IED aims to increase the effectiveness of the legislation by supporting Member States in implementing BAT-based permitting. The IED aims to improve and clarify the concept and use of BAT and increases transparency by requiring that the use of flexibility must be justified and documented leading to a more coherent and EU-wide application of BAT. • The IED also strengthens existing minimum requirements in certain sectors (such as large combustion plants, waste incineration, etc.) so as to ensure the achievement of objectives of the Commission’s Thematic Strategy on Air Pollution. • The IED aims to further increase the effectiveness of the legislation by strengthening provisions on environmental improvement and enforcement, while stimulating innovation. The IED introduces minimum requirements as regards the environmental inspections of installations, the review and update of permits, and reporting on compliance. It also provides incentives for the development and promotion of environment-friendly technologies. • The IED aims to cut all identified unnecessary administrative burdens and simplify current legislation. The IED tackles the shortcomings of current EU legislation on industrial emissions by overhauling the seven existing pieces of legislation on industrial emissions. This has improved the clarity and coherence of the legislation and should reduce the administrative burden through combined requirements on granting permits and streamlined reporting. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>EU Plant Protection (products) Directive 2009/127/EC</p>	<p>The Directive applies to pesticides which are plant protection products. Regarding pesticide application equipment already in professional use, the Framework Directive introduces requirements for the inspection and maintenance to be carried out on such equipment.</p>	<p>This Directive is limited to the essential requirements with which machinery for pesticide application must comply before being placed on the market and/or put into service, while the European standardisation organisations are responsible for drawing up harmonised standards providing detailed specifications for the various categories of such machinery in order to enable manufacturers to comply with those requirements.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Renewable Energy Directive (RED) 2023/2413 - amending Directive (EU) 2018/2001, Regulation (EU) 2018/1999 and Directive 98/70/EC as regards the promotion of energy from renewable sources, and repealing Council Directive (EU) 2015/652</p>	<p>The Renewable Energy Directive is the legal framework for the development of clean energy across all sectors of the EU economy, supporting cooperation between EU countries towards this goal. The revised Directive introduces stronger measures to ensure that all possibilities for the further development and uptake of renewables are fully utilised. This will be key to achieving the EU's objective of climate neutrality by 2050 and to strengthen Europe's security of energy supply. In addition to double the existing share of renewable energy sources, a strong policy framework will facilitate electrification in different sectors, with new increased sector-specific targets for renewables in heating and cooling, transport, industry, buildings and district heating/cooling, but also with a framework promoting electric vehicles and smart recharging.</p>	<p>The revised Directive sets an overall renewable energy target of at least 42.5% binding at EU level by 2030 - but aiming for 45%. The amended RED contains revised targets for renewable energy consumption in transport, of 29% energy share (known as the 'RES-T') or a 14.5% GHG reduction by 2030.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Indirect Land Use Change Directive (2012/0288 (COD))</p>	<ul style="list-style-type: none"> Article 3(4) of Directive 2009/28/EC of the European Parliament and of the Council (3) requires Member States to ensure that the share of energy from renewable energy sources in all forms of transport in 2020 is at least 10 % of their final energy consumption. The blending of biofuels is one of the methods available for Member States to meet this target, and is expected to be the main contributor. Other methods available to meet the target are the reduction of energy consumption, which is imperative because a mandatory percentage target for energy from renewable sources is likely to become increasingly difficult to achieve sustainably if overall demand for energy for transport continues to rise, and the use of electricity from renewable energy sources. 	<ul style="list-style-type: none"> Limit the contribution that conventional biofuels (with a risk of ILUC emissions) make towards attainment of the targets in the Renewable Energy Directive; Improve the greenhouse gas performance of biofuel production processes (reducing associated emissions) by raising the greenhouse gas saving threshold for new installations subject to protecting installations already in operation on 1st July 2014; Encourage a greater market penetration of advanced (low-ILUC) biofuels by allowing such fuels to contribute more to the targets in the Renewable Energy Directive than conventional biofuels; Improve the reporting of greenhouse gas emissions by obliging Member States and fuel suppliers to report the estimated indirect land-use change emissions of biofuels. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Alternative Fuel Infrastructure Regulation (AFIR) - (Regulation (EU) 2023/1804 on the deployment of alternative fuels infrastructure, and repealing Directive 2014/94/EU)</p>	<p>The regulation sets mandatory national targets for European Union Member States to deploy publicly accessible alternative fuels infrastructure (in particular for electricity and hydrogen) for road vehicles, vessels moored at the quayside and stationary aircraft, with a specific focus on the trans-European networks. The regulation also includes:</p> <ul style="list-style-type: none"> common rules for user information, data provision and payment requirements; a mandate for the Commission to adopt delegated acts to ensure interoperability of infrastructure by mandating technical specifications on the basis of European standards; and planning and reporting requirements for Member States. 	<p>Recharging infrastructure for electric cars and vans:</p> <ul style="list-style-type: none"> Member States must ensure that publicly accessible recharging stations are set up in proportion to the number of registered vehicles, as follows: for each registered electric vehicle, a total power output of at least 1.3 kilowatts (kW); for each registered plug-in hybrid vehicle, a total power output of at least 0.80 kW. Member States must also ensure the deployment of publicly accessible recharging stations along the trans-European transport network (TEN-T) road network. <p>Recharging infrastructure for electric heavy-duty vehicles:</p> <ul style="list-style-type: none"> Member States must ensure a minimum coverage of recharging points for heavy-duty electric vehicles. <p>Hydrogen infrastructure for road vehicles:</p> <ul style="list-style-type: none"> By 31 December 2030, Member States must ensure that publicly accessible hydrogen refuelling stations with a total capacity of at least 1 tonne per day are deployed at least every 200 km along the TEN-T core network. At least one refuelling station must be deployed in each urban node. <p>Liquefied methane for road transport:</p> <ul style="list-style-type: none"> Until 31 December 2024, Member States must ensure that an appropriate number of publicly accessible refuelling points for liquefied methane are set up, at least along the TEN-T core network, where there is demand, unless the costs are disproportionate to the benefits, including environmental benefits. <p>Electricity supply in maritime ports:</p> <ul style="list-style-type: none"> By 31 December 2029, there must be sufficient shoreside electricity for ships moored at the quayside at TEN-T core and TEN-T comprehensive maritime ports to serve at least 90% of all container and passenger vessels above 5,000 gross tonnage. <p>Electricity for stationary aircraft:</p> <ul style="list-style-type: none"> By 31 December 2024, all airports of the TEN-T core and comprehensive network must provide electricity to stationary aircraft used for commercial air transport operations at aircraft contact stands, and by 31 December 2029 at all remote stands. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>EU Energy Efficiency Directive (2012/27/EU)</p>	<ul style="list-style-type: none"> Establishes a set of binding measures to help the EU reach its 20% energy efficiency target by 2020. Under the Directive, all EU countries are required to use energy more efficiently at all stages of the energy chain, from production to final consumption. 	<ul style="list-style-type: none"> Energy distributors or retail energy sales companies have to achieve 1.5% energy savings per year through the implementation of energy efficiency measures EU countries can opt to achieve the same level of savings through other means, such as improving the efficiency of heating systems, installing double glazed windows or insulating roofs The public sector in EU countries should purchase energy efficient buildings, products and services Every year, governments in EU countries must carry out energy efficient renovations on at least 3% (by floor area) of the buildings they own and occupy Energy consumers should be empowered to better manage consumption. This includes easy and free access to data on consumption through individual metering National incentives for SMEs to undergo energy audits Large companies will make audits of their energy consumption to help them identify ways to reduce it Monitoring efficiency levels in new energy generation capacities. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Seveso Directive (2012/18/EU)</p>	<p>This Directive lays down rules for the prevention of major accidents which involve dangerous substances, and the limitation of their consequences for human health and the environment, with a view to ensuring a high level of protection throughout the Union in a consistent and effective manner.</p>	<p>The Seveso Directive is well integrated with other EU policies, thus avoiding double regulation or other administrative burden. This includes the following related policy areas:</p> <ul style="list-style-type: none"> Classification, labelling and packaging of chemicals; The Union's Civil Protection Mechanism; The Security Union Agenda including CBRN-E and Protection of critical infrastructure; Policy on environmental liability and on the protection of the environment through criminal law; Safety of offshore oil and gas operations. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Effort Sharing Regulation (ESR) 2018 (as amended in 2023)</p>	<p>The ESR establishes binding annual greenhouse gas emission targets for Member States from 2021 to 2030. It is part of a set of policies and measures to reduce the EU's emissions by at least 55% by 2030, compared to 1990 levels. This is a crucial milestone to deliver the European Green Deal and achieve climate neutrality by 2050. The ESR is also part of the Energy Union strategy and the EU's implementation of the Paris Agreement.</p>	<p>The national targets concern emissions from the following sectors: domestic transport (excluding aviation), buildings, agriculture, small industry, and waste. These sectors account for almost 60% of emissions in the EU. The ESR assigns each Member State with an emission reduction target for 2030, a set of annual emission allocations for each year from 2021 to 2030, and flexibilities to deal with annual fluctuations in greenhouse gas emissions due to weather or economic conditions. The amended legislation increases the emissions reduction target for the targeted sectors including transport, from 29% to 40% by 2030, compared to 2005 levels.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Energy Union Strategy (COM/2015/080) (2015) and the EU "Clean energy for all Europeans" package (2019)</p>	<p>The Energy Union Strategy aims at building an energy union that gives EU consumers - households and businesses - secure, sustainable, competitive and affordable energy. Since its launch in 2015, the EC has published several packages of measures and regular progress reports, which monitor the implementation of this key priority, to ensure that the energy union strategy is achieved.</p> <p>The package aims to help to decarbonise EU's energy system in line with the European Green Deal objectives. The ESR transforms the targets of the Clean Energy Package into binding annual climate targets for each Member State for the period 2021–2030. The "Clean energy for all Europeans" package – marked a significant step towards implementing the Energy Union Strategy.</p>	<p>The Energy Union Strategy builds five closely related and mutually reinforcing dimensions:</p> <ul style="list-style-type: none"> Security, solidarity and trust - diversifying Europe's sources of energy and ensuring energy security through solidarity and cooperation between EU countries. A fully integrated internal energy market - enabling the free flow of energy through the EU through adequate infrastructure and without technical or regulatory barriers. Energy efficiency - improved energy efficiency will reduce dependence on energy imports, lower emissions, and drive jobs and growth. Climate action, decarbonising the economy - the EU is committed to a quick ratification of the Paris Agreement and to retaining its leadership in the area of renewable energy. Research, innovation and competitiveness - supporting breakthroughs in low-carbon and clean energy technologies by prioritising research and innovation to drive the energy transition and improve competitiveness. <p>Based on Commission proposals published in 2016, the Clean Energy package consists of 8 new laws. Following political agreement by the EU Council and the European Parliament (finalised in May 2019) and the entry into force of the different EU rules, EU countries have 1-2 years to convert the new directives into national law.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Directive on ambient air quality and cleaner air for Europe 2024/EC</p> <p>recast: Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC and Fourth Daughter Directive 2004/107/EC</p>	<p>This new directive simplifies EU rules on ambient air quality by merging the two existing EU directives into one. Its goal is to bring quality standards in line with the World Health Organization (WHO) recommendations.</p> <p>The new directive introduces stricter limits on key air pollutants, aligning EU standards more closely with World Health Organization (WHO) guidelines.</p>	<p>Air quality is assessed using common methods and criteria across the EU, and the revised directive brings further improvements to air quality monitoring and modelling.</p> <p>The revised directive will also ensure early action, with air quality roadmaps that need to be prepared ahead of 2030 if there is a risk that the new standards will not be attained by that date. The air quality standards will be reviewed regularly in line with latest scientific evidence to assess whether they continue to be appropriate.</p> <p>The revised directive prioritises the health of EU citizens: it sets new air quality standards for pollutants to be reached by 2030 which are more closely aligned with the WHO air quality guidelines. Those pollutants include, among others, particulate matter PM₁₀ and PM_{2.5}, nitrogen dioxide and sulphur dioxide, all known to cause respiratory problems. Member states may request that the 2030 deadline be postponed if specific conditions are met.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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EU (2018) Clean Air Policy Package	Aims to substantially reduce air pollution across the EU.	The proposed strategy sets out objectives for reducing the health and environmental impacts of air pollution by 2030, and contains legislative proposals to implement stricter standards for emissions and air pollution.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
National Emissions Ceilings (NEC) Directive 2016/2284/EU on the reduction of certain atmospheric pollutants	It aims to reduce the health risks and environmental impact of air pollution by establishing national emission reduction commitments. The Directive also aligns emission reduction commitments under EU law with international commitments (following the revision of the Gothenburg Protocol in 2012). The legislation was proposed as part of the EU's 2013 Clean Air Policy Package, which included a Clean Air Programme for Europe.	The Directive covers 5 air pollutants: <ul style="list-style-type: none"> • sulphur dioxide; • nitrogen oxides; • non-methane volatile organic compounds; • ammonia; and • fine particulate matter. The Directive sets emission reduction commitments per pollutant for each EU country to be attained by 2020 and 2030. The emission reduction commitments for each pollutant that will apply each year from 2020 to 2029 are the same as those which the EU countries are already committed to under the revised Gothenburg protocol. New stricter reductions have been agreed from 2030 onwards.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
UNECE Convention on Long-range Transboundary Air Pollution (1979)	The first international treaty to deal with air pollution on a broad regional basis. The Convention entered into force in 1983, laying down the general principles of international cooperation for air pollution abatement and setting up an institutional framework which has since brought together research and policy.	The Convention has substantially contributed to the development of international environmental law and has created the essential framework for controlling and reducing the damage to human health and the environment caused by transboundary air pollution.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
Directive on arsenic, cadmium, mercury, nickel and PAH in ambient air (2004/107/EC), as amended	Directive 2004/107/EC of the European Parliament and of the Council of 15 December 2004 relating to arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air.	The objective of this Directive is to establish a target value for the concentration of arsenic, cadmium, nickel and benzo(a)pyrene in ambient air so as to avoid, prevent or reduce harmful effects of arsenic, cadmium, nickel and polycyclic aromatic hydrocarbons on human health and the environment as a whole. It determines common methods and criteria for the assessment of concentrations of arsenic, cadmium, mercury, nickel and polycyclic aromatic hydrocarbons in ambient air as well as of the deposition of such substances.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.
Medium Combustion Plants (MCP) Directive (2015/2193)	Directive (EU) 2015/2193 of the European Parliament and of the Council on the limitation of emissions of certain pollutants into the air from medium combustion plants.	This Directive lays down rules to control emissions of sulphur dioxide (SO ₂), nitrogen oxides (NO _x) and dust into the air from medium combustion plants, as well as to monitor emissions of carbon monoxide (CO). The aim is to reduce emissions to air and the potential risks to human health and the environment from such emissions. As regards the scope, Article 2 identifies the types of combustion plants to which these rules apply. Emission limits values are set out in Annex II.	Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.

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<p>EU Energy Efficiency Directive 2023/1791 on energy efficiency and amending Regulation (EU) 2023/955 (recast)</p>	<p>The revised Energy Efficiency Directive significantly raises the EU's ambition on energy efficiency. It establishes 'energy efficiency first' as a fundamental principle of EU energy policy, giving it legal-standing for the first time. The Commission has published a series of recommendations, including guidelines for EU countries related to the revised directive, to help countries transpose its different elements into national law.</p>	<p>The revised Directive:</p> <ul style="list-style-type: none"> • raises the EU energy efficiency target, making it binding for EU countries to collectively ensure an additional 11.7% reduction in energy consumption by 2030, compared to the projections of the EU reference scenario 2020; • more than doubles the annual energy savings obligation (Article 8) by 2028, this is one of the key policy instruments of the directive to meet the headline target and to drive energy savings in end-use sectors, such as buildings, industry and transport; • puts a stronger focus on alleviating energy poverty, it aims at empowering consumers through stronger requirements for EU countries to raise awareness and provide information on energy efficiency; • it includes improved regulations to identify and remove barriers related to split incentives for energy efficiency renovations between tenants and owners or among multiple owners; • introduces an obligation for the monitoring and reporting of the energy performance of data centres; • expands the scope of energy audit obligations to include all those companies, regardless of their size, which are consuming energy above a certain threshold; • mandates EU countries to report on energy efficiency investments, including energy performance contracts, as part of the Governance Regulation, ensuring transparency and accountability; • establishes project development assistance mechanisms at national, regional, and local levels to support energy efficiency investments and facilitate the attainment of the EU's ambitious energy efficiency targets. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Noise Directive (2002/49/EC)</p>	<p>The Noise Directive - Directive 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing Community policy on noise reduction from source.</p>	<p>The Directive requires competent authorities in Member States to:</p> <ul style="list-style-type: none"> • Draw up strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; • Draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and • Inform and consult the public about noise exposure, its effects, and the measures considered to address noise. <p>The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Floods Directive (2007/60/EC)</p>	<ul style="list-style-type: none"> • Establishes a framework for the assessment and management of flood risks • Reduce adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods in the Community 	<ul style="list-style-type: none"> • Assess all water courses and coast lines at risk from flooding through Flood Risk Assessment • Prepare flood hazard maps and flood risk maps outlining the extent or potential of flooding and assets and humans at risk in these areas at River Basin District level (Article 3(2) (b)) and areas covered by Article 5(1) and Article 13(1) (b) in accordance with paragraphs 2 and 3. • Implement flood risk management plans and take adequate and coordinated measures to reduce flood risk for the areas covered by the Articles listed above. • Inform the public and allow the public to participate in planning process. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Water Framework Directive (2000/60/EC)</p>	<ul style="list-style-type: none"> • Establish a framework for the protection of water bodies to include inland surface waters, transitional waters, coastal waters and groundwater and their dependent wildlife and habitats. • Preserve and prevent the deterioration of water status and where necessary improve and maintain "good status" of water bodies. • Promote sustainable water usage. • The Water Framework Directive repealed the following Directives: <ul style="list-style-type: none"> ○ The Drinking Water Abstraction Directive ○ Sampling Drinking Water Directive ○ Exchange of Information on Quality of Surface Freshwater Directive ○ Shellfish Directive ○ Freshwater Fish Directive ○ Groundwater (Dangerous Substances) Directive ○ Dangerous Substances Directive 	<ul style="list-style-type: none"> • Protect, enhance and restore all water bodies and meet the environmental objectives outlined in Article 4 of the Directive. • Achieve "good status" for all waters. • Manage water bodies based on identifying and establishing river basins districts. • Involve the public and streamline legislation. • Prepare and implement a River Basin Management Plan for each river basin districts identified and a Register of Protected Areas. • Establish a programme of monitoring for surface water status, groundwater status and protected areas. • Recover costs for water services. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Groundwater Directive (2006/118/EC)</p>	<ul style="list-style-type: none"> Protect, control and conserve groundwater. Prevent the deterioration of the status of all bodies of groundwater. Implements measures to prevent and control groundwater pollution, including criteria for assessing good groundwater chemical status and criteria for the identification of significant and sustained upward trends and for the definition of starting points for trend reversals. 	<ul style="list-style-type: none"> Meet minimum groundwater standards listed in Annex 1 of Directive. Meet threshold values adopted by national legislation for the pollutants, groups of pollutants and indicators of pollution which have been identified as contributing to the characterisation of bodies or groups of bodies of groundwater as being at risk, also taking into account Part B of Annex II. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Drinking Water Directive - Directive (EU) 2020/2184 of the European Parliament and of the Council of 16 December 2020 on the quality of water intended for human consumption (recast)</p>	<ul style="list-style-type: none"> Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean, and to improve access to water intended for human consumption. 	<p>For purposes of the Directive, 'water intended for human consumption' means:</p> <p>a) all water, either in its original state or after treatment, intended for drinking, cooking, food preparation or other domestic purposes in both public and private premises, regardless of its origin and whether it is supplied from a distribution network, supplied from a tanker or put into bottles or containers, including spring waters;</p> <p>b) all water used in any food business for the manufacture, processing, preservation or marketing of products or substances intended for human consumption.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Urban Waste Water Treatment Directive - Directive (EU) 2024/3019 of the European Parliament and of the Council of 27 November 2024 concerning urban wastewater treatment (recast)</p>	<ul style="list-style-type: none"> Protect the environment and human health from adverse effects of urban wastewater discharges while reducing greenhouse gas emissions and improving energy efficiency in the sector. 	<p>The Directive establishes a detailed framework covering:</p> <ul style="list-style-type: none"> Requirements for collection and treatment of urban wastewater in agglomerations above 1,000 population equivalent (p.e.) Standards for secondary, tertiary and new quaternary treatment of wastewater Extended producer responsibility for pharmaceutical and cosmetic companies to cover costs of removing micropollutants Energy neutrality targets for treatment plants Requirements for monitoring, reporting and public access to information 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Water Reuse Regulation (2020/741)</p>	<p>The purpose of this Regulation is to facilitate the uptake of water reuse whenever it is appropriate and cost-efficient, thereby creating an enabling framework for those Member States who wish or need to practise water reuse.</p>	<ul style="list-style-type: none"> Regulation (EU) 2020/741 of the European Parliament and of the Council on minimum requirements for water reuse. This Regulation lays down minimum requirements for water quality and monitoring and provisions on risk management, for the safe use of reclaimed water in the context of integrated water management. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Environmental Liability Directive (2004/35/EC) as amended by Directive 2006/21/EC, Directive 2009/31/EC and Directive 2013/30/EU</p>	<p>The overall aim of the ELD is to prevent and fully remedy damaged natural resources and their services to the condition that would have existed if no damage had occurred.</p>	<ul style="list-style-type: none"> Relates to environmental damage caused by any of the occupational activities listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities; damage to protected species and natural habitats caused by any occupational activities other than those listed in Annex III, and to any imminent threat of such damage occurring by reason of any of those activities, whenever the operator has been at fault or negligent. Where environmental damage has not yet occurred but there is an imminent threat of such damage occurring, the operator shall, without delay, take the necessary preventive measures. Where environmental damage has occurred the operator shall, without delay, inform the competent authority of all relevant aspects of the situation and take all practicable steps to immediately control, contain, remove or otherwise manage the relevant contaminants and/or any other damage factors in order to limit or to prevent further environmental damage and adverse effects on human health or further impairment of services and the necessary remedial measures, in accordance with Article 7. The operator shall bear the costs for the preventive and remedial actions taken pursuant to this Directive. The competent authority shall be entitled to initiate cost recovery proceedings against the operator. The operator may be required to provide financial security guarantees to ensure their responsibilities under the directive are met. The Environmental Liability Directive has been amended through a number of Directives. Implementation of the Environmental Liability Directive is contributed towards by a Multi-Annual Work Programme (MAWP) 'Making the Environmental Liability Directive more fit for purpose' that is updated annually to changing developments, growing knowledge and new needs. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Sewage Sludge Directive (Council Directive 86/278/EEC of 12 June 1986 on the protection of the environment, and in particular of the soil, when sewage sludge is used in agriculture)</p>	<p>The purpose of this Directive is to regulate the use of sewage sludge in agriculture in such a way as to prevent harmful effects on soil, vegetation, animals and man, thereby encouraging the correct use of such sewage sludge. Member States shall prohibit the use of sludge where the concentration of one or more heavy metals in the soil exceeds the limit values which they lay down in accordance with Annex I A and shall take the necessary steps to ensure that those limit values are not exceeded as a result of the use of sludge.</p> <p>The aims of the Sewage Sludge Directive are</p> <ul style="list-style-type: none"> to protect humans, animals, plants and the environment by ensuring that heavy metals in soil and sludge do not exceed set limits to increase the amount of sewage sludge used in agriculture 	<p>The Directive also:</p> <ul style="list-style-type: none"> sets limits for the concentration of seven heavy metals in sewage sludge intended for agricultural use and in sludge-treated soils (cadmium, copper, nickel, lead, zinc, mercury, chromium) bans the use of sewage sludge that results in concentrations of these heavy metals in soil exceeding these limit values 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Bathing Waters Directive (Directive 2006/7/EC of the European Parliament and of the Council concerning the management of bathing water quality and repealing Directive 76/160/EEC)</p>	<p>With a view to preserving, protecting and improving human health and the environment, within the legal framework of Directive 2000/60/EC, the present Directive establishes provisions for: (a) the monitoring and classification of bathing water quality; (b) the management of bathing water quality; and (c) the provision of information to the public on bathing water quality. Member States are required to annually identify all bathing waters and define the length of the bathing season.</p> <p>The EU aims to protect the environment and the health of Europeans by attaining good bathing water quality throughout the EU. More specifically, it aims to:</p> <ul style="list-style-type: none"> provide better and earlier information to citizens about the quality of their bathing waters, including logos move from simple sampling and monitoring of bathing waters to bathing quality management integrate into other EU measures protecting the quality of all our waters (rivers, lakes, ground waters and coastal waters) through the Water Framework Directive 	<p>The Bathing Water Directive requires Member States to monitor and assess bathing water. It ensures timely information is given to the public during the bathing season and requires Member States to disseminate information on bathing water quality actively and promptly. In particular, notices banning or advising against bathing should be rapidly and easily identifiable. The Directive applies to all surface waters that can be used for bathing, except for swimming pools and spa pools, confined waters subject to treatment or used for therapeutic purposes and confined waters artificially separated from surface water and groundwater. Decision establishing a symbol for information to the public on bathing water classification and any bathing prohibition. View the symbols for informing the public on bathing water prohibition, advice against bathing and bathing water classification.</p> <p>The implementation of the Bathing Water Directive is supported by a broad EU framework of water legislation, including the Water Framework Directive, the Environmental Quality Standards Directive, the Groundwater Directive, the Marine Strategy Framework Directive and the Urban Waste Water Treatment Directive.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Sustainable Use of Pesticides Directive (2009/128/EC)</p> <p>Proposal for a Regulation of the European Parliament and of the Council on the sustainable use of plant protection products and amending Regulation (EU) 2021/2115</p>	<p>The Sustainable Use of Pesticides Directive (SUD) establishes a framework for European Community action to achieve the sustainable use of pesticides by setting minimum rules to reduce the risks to human health and the environment that are associated with pesticide use.</p> <p>The Directive aims to achieve a sustainable use of pesticides in the EU by reducing the risks and impacts of pesticide use on human health and the environment and promoting the use of Integrated Pest Management (IPM) and of alternative approaches or techniques, such as non-chemical alternatives to pesticides. EU countries have drawn up National Action Plans to implement the range of actions set out in the Directive.</p>	<p>The main actions relate to training of users, advisors and distributors of pesticides, inspection of pesticide application equipment, the prohibition of aerial spraying, limitation of pesticide use in sensitive areas, and information and awareness raising about pesticide risks. EU countries must also promote Integrated Pest Management, for which, general principles are laid down in Annex III to the Directive.</p> <p>The European Commission has adopted a proposal for a new Regulation on the Sustainable Use of Plant Protection Products, including EU wide targets to reduce by 50% the use and risk of chemical pesticides by 2030, in line with the EU's Farm to Fork and Biodiversity strategies. The proposal, adopted on 22 June 2022, is part of a package of measures to reduce the environmental footprint of the EU's food system and help mitigate the economic losses that we are already suffering due to climate change and biodiversity loss.</p> <p>The proposal transforms the existing Directive into a Regulation which will be directly binding and uniformly applicable to all Member States. It overhauls the existing rules on the Sustainable Use of Pesticides (see Directive 2009/128/EC) to bring them in line with the ambitions set in the EU Green Deal, Biodiversity and Farm to Fork strategies. The proposals must be approved by Member States in the Council and the European Parliament, under the normal legislative procedure.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Common Agricultural Policy (CAP) (1962)</p> <p>CAP 2023-2027</p>	<p>The CAP is a partnership between society and agriculture that ensures a stable supply of food, safeguards farmers' income, protects the environment and keeps rural areas vibrant. It aims to:</p> <ul style="list-style-type: none"> • support farmers and improve agricultural productivity, ensuring a stable supply of affordable food; • safeguard European Union farmers to make a reasonable living; • help tackle climate change and the sustainable management of natural resources; • maintain rural areas and landscapes across the EU; • keep the rural economy alive by promoting jobs in farming, agri-food industries and associated sectors. 	<p>The CAP 2023-2027 entered into force on 1 January 2023. Support for farmers and rural stakeholders across the 27 EU countries is based on the CAP 2023-2027 legal framework and the choices detailed in the CAP Strategic Plans, approved by the Commission. The approved Plans are designed to make a significant contribution to the ambitions of the European Green Deal, Farm to Fork Strategy and Biodiversity Strategy.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU REACH Regulation (EC 1907/2006), as amended</p>	<p>The purpose of this Regulation is to ensure a high level of protection of human health and the environment, including the promotion of alternative methods for assessment of hazards of substances, as well as the free circulation of substances on the internal market while enhancing competitiveness and innovation.</p>	<p>This Regulation lays down provisions on hazardous substances and mixtures and specification of hazard classes; general obligations of manufacturers, importers and downstream users to classify, label and package the substances and mixtures; identification and examination of available information on substances and mixtures; evaluation of hazard information and decision on classification; establishment of a classification and labelling inventory in the form of a database; and the manufacture, placing on the market and use of chemical substances and preparations, pursuant to the precautionary principle.</p> <p>The Regulation sets forth the framework concerning the registration of such substances and preparations as well as the granting of authorizations. Furthermore, it sets up the European Chemicals Agency for the purposes of managing and carrying out the technical, scientific and administrative aspects of this Regulation. This Regulation sets out eight annexes attached. Annex I sets out the criteria for classification and labelling requirements for hazardous substances and mixtures. Annex II lays down special rules for labelling and packaging of certain classified substances and mixtures.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>UN Sustainable Development Goals</p>	<p>The 2030 Agenda for Sustainable Development provides a shared blueprint for peace and prosperity for people and the planet, now and into the future. At its heart are 17 Sustainable Development Goals (SDGs), which reflect the need for all countries to urgently act as a global partnership.</p>	<p>Sustainable transport is mainstreamed across several SDGs and targets, especially those related to food security, health, energy, economic growth, infrastructure, and cities and human settlements.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Commission's "Forging a climate-resilient Europe - the new EU Strategy on Adaptation to Climate Change" (2021)</p>	<p>The Strategy sets out how the European Union can adapt to the unavoidable impacts of climate change and become climate resilient by 2050.</p>	<p>The Strategy has four principal objectives: to make adaptation smarter, swifter and more systemic, and to step up international action on adaptation to climate change.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>European Environment Agency's European Climate Risk Assessment (2024)</p>	<p>This assessment identifies 36 climate risks with potentially severe consequences across Europe.</p>	<p>The risks are evaluated in the contexts of risk severity, policy horizon (lead time and decision horizon), policy readiness and risk ownership. It further identifies priorities for EU policy action, based on a structured risk assessment united with qualitative aspects, such as considering social justice.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>UN Kyoto Protocol (2nd Kyoto Period), the Second European Climate Change Programme (ECCP II), Paris climate conference (COP21) 2015 (Paris Agreement)</p>	<p>The UN Kyoto Protocol set of policy measures to reduce greenhouse gas emissions. The Second European Climate Change Programme (ECCP II) aims to identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol. At the Paris climate conference (COP21) in December 2015, 195 countries adopted the first-ever universal, legally binding global climate deal. The agreement sets out a global action plan to put the world on track to avoid dangerous climate change by limiting global warming to well below 2°C and in line with recommendations of the Intergovernmental Panel on Climate Change (IPCC) take steps "to limit the temperature increase to 1.5°C above preindustrial levels".</p>	<ul style="list-style-type: none"> The Kyoto Protocol is implemented through the European Climate Change Programme (ECCP II). EU member states implement measures to improve on or compliment the specified measures and policies arising from the ECCP. <p>Under COP21, governments agreed to come together every 5 years to set more ambitious targets as required by science; report to each other and the public on how well they are doing to implement their targets; track progress towards the long-term goal through a robust transparency and accountability system.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Green Deal (2019) and "Fit for 55" legislation (2021)</p>	<p>The European Green Deal provides a roadmap for making the EU's economy sustainable by turning climate and environmental challenges into opportunities across all policy areas and making the transition just and inclusive for all. The "Fit for 55" legislative package is a central part of the European Green Deal.</p>	<p>The European Green Deal covers all sectors of the economy, notably transport, energy, agriculture, buildings, and industries such as steel, cement, ICT, textiles and chemicals. It outlines investments needed and financing tools available, and explains how to ensure a just and inclusive transition.</p> <p>The 'Fit for 55' package responds to the requirements in the EU Climate Law to reduce Europe's net greenhouse gas emissions by at least 55% by 2030. It was updated when the Commission proposed increased ambition on renewable energy and energy efficiency in the REPowerEU plan to respond to Russia's invasion of Ukraine and boost Europe's energy security. The final legislative package is expected to reduce EU net greenhouse gas emissions by 57% by 2030. For transport, the package is primarily focused on reducing fossil fuel dependency and increasing the availability of, and infrastructure for, renewable alternatives.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Leaders Pledge for Nature 2020</p>	<p>Political leaders (including Taoiseach Michael Martin) participating in the United Nations Summit on Biodiversity in September 2020, representing 75 countries from all regions and the European Union, have committed to reversing biodiversity loss by 2030.</p>	<p>As part of the UN Decade of Action to achieve sustainable development, the leaders commit to achieve the vision of Living in Harmony with Nature by 2050 by undertaking ten actions, including:</p> <ul style="list-style-type: none"> Putting biodiversity, climate, and the environment at the heart of COVID-19 recovery strategies and investments as well as national and international development and cooperation; Developing and implementing an ambitious and transformational post-2020 global biodiversity framework for adoption at the 15th meeting of the Conference of the Parties (COP 15) to the UN Convention on Biological Diversity (CBD) in Kunming, China, as a key instrument to reach the SDGs; Raising ambition and aligning domestic climate policies with the Paris Agreement on climate change, with enhanced nationally determined contributions (NDCs) and long-term strategies consistent with the temperature goals of the Paris Agreement, and the objective of net zero greenhouse gas (GHG) emissions by mid-century, and strengthen climate resilience of economies and ecosystems; and Mainstream biodiversity into relevant sectoral and cross-sectoral policies at all levels, including in food production, agriculture, fisheries and forestry, energy, tourism, infrastructure and extractive industries, and trade and supply chains, as well as into key international agreements and processes. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Europe 2020: European 2020 Strategy for Growth and Employment</p>	<p>The Europe 2020 Strategy aims to ensure that the economic revival of the European Union following the economic and financial crisis is supported by a series of reforms in order to build solid foundations for growth and job creation by 2020. While addressing the structural weaknesses of the EU's economy and economic and social issues, the strategy also takes account of the longer-term challenges of globalisation, pressure on resources and ageing.</p>	<ul style="list-style-type: none"> • The Europe 2020 Strategy should enable the EU to achieve growth that is: <ul style="list-style-type: none"> ◦ smart, through the development of knowledge and innovation; ◦ sustainable, based on a greener, more resource efficient and more competitive economy; ◦ inclusive, aimed at strengthening employment and social and territorial cohesion. • The EU has set itself five major targets for this ambition to be achieved by 2020: <ul style="list-style-type: none"> ◦ increasing the employment rate of the population aged 20-64 to at least 75 %; ◦ investing 3 % of gross domestic product in research and development; ◦ reducing greenhouse gas emissions by at least 20 %, increasing the share of renewable energies to 20 % and increasing energy efficiency by 20 %; ◦ reducing the school drop-out rate to less than 10 % and increasing the proportion of tertiary degrees to at least 40 %; ◦ reducing the number of people threatened by poverty or social exclusion by 20 million. • The Europe 2020 Strategy targets are also supported by 7 flagship initiatives at European level and in EU countries: the Innovation Union; Youth on the move; the Digital Agenda for Europe; a Resource-efficient Europe; an industrial policy for the globalisation era; the agenda for new skills and jobs; and the European Platform against Poverty. • At European level, the single market, the EU budget and the European external policy are additional levers in achieving the targets of the Europe 2020 strategy 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Biodiversity Strategy for 2030 - Bringing nature back into our lives (European Commission, 2020)</p>	<p>The EU's biodiversity strategy for 2030 is a comprehensive, ambitious and long-term plan to protect nature and reverse the degradation of ecosystems. The strategy aims to put Europe's biodiversity on a path to recovery by 2030, and contains specific actions and commitments.</p> <p>Aims to build resilience to future threats such as the impacts of climate change, forest fires, food insecurity, disease outbreaks and protecting wildlife and fighting illegal wildlife trade.</p>	<p>The Strategy contains specific commitments and actions to be delivered by 2030, including:</p> <ul style="list-style-type: none"> • Establishing a larger EU-wide network of protected areas on land and at sea; • Launching an EU nature restoration plan; • Introducing measures to enable the necessary transformative stage; and • Introducing measures to tackle the global biodiversity challenge. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>EU Green Infrastructure Strategy (2013)</p>	<p>Aims to create a robust enabling framework in order to promote and facilitate Green Infrastructure (GI) projects.</p>	<ul style="list-style-type: none"> • Promoting GI in the main EU policy areas. • Supporting EU-level GI projects. • Improving access to finance for GI projects. • Improving information and promoting innovation. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Convention on the Protection of the Archaeological Heritage (Valletta, 1992)</p>	<p>The aim of this (revised) Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.</p>	<p>The Valletta Convention makes the conservation and enhancement of the archaeological heritage one of the goals of urban and regional planning policies. The Convention sets guidelines for the funding of excavation and research work and publication of research findings. It also deals with public access, in particular to archaeological sites, and educational actions to be undertaken to develop public awareness of the value of the archaeological heritage. It also constitutes an institutional framework for pan-European co-operation on the archaeological heritage, entailing a systematic exchange of experience and experts among the various States.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>ICOMOS (2011) Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes ('Dublin Principles')</p>	<p>It is aimed to assist in the documentation, protection, conservation and appreciation of industrial heritage as part of the heritage of human societies around the World.</p>	<ul style="list-style-type: none"> • (I) Document and understand industrial heritage structures, sites, areas and landscapes and their values; • (II) Ensure effective protection and conservation of the industrial heritage structures, sites, areas and landscapes; • (III) Conserve and maintain the industrial heritage structures, sites, areas and landscapes; and • (IV) Present and communicate the heritage dimensions and values of industrial structures, sites, areas and landscapes to raise public and corporate awareness, and support training and research. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Convention of the Protection of the Architectural Heritage of Europe (Granada, 1995)</p>	<p>The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.</p>	<ul style="list-style-type: none"> The reinforcement and promotion of policies for protecting and enhancing the heritage within the territories of the parties. The affirmation of European solidarity with regard to the protection of the heritage and the fostering of practical co-operation between states and regions. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Council of Europe Framework Convention on the Value of Cultural Heritage for Society (Faro, 2005)</p>	<ul style="list-style-type: none"> Cultural heritage is a group of resources inherited from the past which people identify, independently of ownership, as a reflection and expression of their constantly evolving values, beliefs, knowledge and traditions. It includes all aspects of the environment resulting from the interaction between people and places through time. A heritage community consists of people who value specific aspects of cultural heritage which they wish, within the framework of public action, to sustain and transmit to future generations. 	<ul style="list-style-type: none"> Recognise that rights relating to cultural heritage are inherent in the right to participate in cultural life, as defined in the Universal Declaration of Human Rights. Recognise individual and collective responsibility towards cultural heritage. Emphasise that the conservation of cultural heritage and its sustainable use have human development and quality of life as their goal. Take the necessary steps to apply the provisions of this Convention concerning the role of cultural heritage in the construction of a peaceful and democratic society. Greater synergy of competencies among all the public, institutional and private actors concerned. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Landscape Convention (Florence, 2000)</p>	<p>The European Landscape Convention introduced a Europe-wide concept centring on the quality of landscape protection, management and planning and covering the entire territory, not just outstanding landscapes. Through its ground-breaking approach and its broader scope, it complements the Council of Europe's and UNESCO's heritage conventions.</p>	<ul style="list-style-type: none"> Promote protection, management and planning of landscapes. Organise European co-operation on landscape issues. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>The Seventh Environmental Action Programme (EAP) of the European Community (2013-2020)</p>	<p>It identifies three key objectives:</p> <ul style="list-style-type: none"> to protect, conserve and enhance the Union's natural capital to turn the Union into a resource-efficient, green, and competitive low-carbon economy to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing 	<p>Four so called "enablers" will help Europe deliver on these objectives (goals):</p> <ul style="list-style-type: none"> Better implementation of legislation. Better information by improving the knowledge base. More and wiser investment for environment and climate policy. Full integration of environmental requirements and considerations into other policies. <p>Two additional horizontal priority objectives complete the programme:</p> <ul style="list-style-type: none"> To make the Union's cities more sustainable. To help the Union address international environmental and climate challenges more effectively. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Bern Convention (Convention on the Conservation of European Wildlife and Natural Habitats) (1979)</p>	<p>The convention has three main aims:</p> <ul style="list-style-type: none"> to conserve wild flora and fauna and their natural habitats to promote cooperation between states to give particular attention to endangered and vulnerable species including endangered and vulnerable migratory species 	<p>The Parties under the convention recognise the intrinsic value of nature, which needs to be preserved and passed to future generations, they also:</p> <ul style="list-style-type: none"> Seek to ensure the conservation of nature in their countries, paying particular attention to planning and development policies and pollution control. Look at implementing the Bern Convention in central Eastern Europe and the Caucasus. Take account of the potential impact on natural heritage by other policies. Promote education and information of the public, ensuring the need to conserve species is understood and acted upon. Develop an extensive number of species action plans, codes of conducts, and guidelines, at their own initiative or in co-operation with other organisations. Created the Emerald Network, an ecological network made up of Areas of Special Conservation Interest. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Bali Road Map (2007)</p>	<p>The Bali Road Map includes the Bali Action Plan, which charts the course for a new negotiating process designed to tackle climate change. The Bali Action Plan is a comprehensive process to enable the full, effective and sustained implementation of the Convention through long-term cooperative action, now, up to and beyond 2012, in order to reach an agreed outcome and adopt a decision.</p>	<p>The Bali Action Plan is divided into five main categories: shared vision, mitigation, adaptation, technology and financing. The shared vision refers to a long-term vision for action on climate change, including a long-term goal for emission reductions.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Cancun Agreements (2010)</p>	<p>Set of decisions taken at the COP 16 Conference in Cancun in 2010, which addresses a series of key issues in the fight against climate change. Cancun Agreements' main objectives cover:</p> <ul style="list-style-type: none"> • Mitigation • Transparency of actions • Technology • Finance • Adaptation • Forests • Capacity building 	<p>Among the most prominent agreements is the establishment of a Green Climate Fund to transfer money from the developed to developing world to tackle the impacts of climate change.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Doha Climate Gateway (2012)</p>	<p>Set of decisions taken at the COP 18 meeting in Doha in 2012 which pave the way for a new agreement in Paris in 2015.</p>	<p>Among the many decisions taken, governments:</p> <ul style="list-style-type: none"> • Strengthened their resolve and set out a timetable to adopt a universal climate agreement by 2015, which will come into effect in 2020. • Streamlined the negotiations, completing the work under the Bali Action Plan to concentrate on the new work towards a 2015 agreement under a single negotiating stream in the Ad hoc Working Group on the Durban Platform for Enhanced Action. • Emphasized the need to increase their ambition to cut greenhouse gases and to help vulnerable countries to adapt. • Launched a new commitment period under the Kyoto Protocol, thereby ensuring that this treaty's important legal and accounting models remain in place and underlining the principle that developed countries lead mandated action to cut greenhouse gas emissions. • Made further progress towards establishing the financial and technology support and new institutions to enable clean energy investments and sustainable growth in developing countries. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Stockholm Convention on Persistent Organic Pollutants (POPs) (2001)</p>	<p>The Stockholm Convention on Persistent Organic Pollutants is a global treaty to protect human health and the environment from chemicals that remain intact in the environment for long periods, become widely distributed geographically, accumulate in the fatty tissue of humans and wildlife, and have harmful impacts on human health or on the environment. The objective of the Stockholm Convention is to protect human health and the environment from persistent organic pollutants.</p>	<ul style="list-style-type: none"> • Prohibit and/or eliminate the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex A to the Convention • Restrict the production and use, as well as the import and export, of the intentionally produced POPs that are listed in Annex B to the Convention • Reduce or eliminate releases from unintentionally produced POPs that are listed in Annex C to the Convention • Ensure that stockpiles and wastes consisting of, containing or contaminated with POPs are managed safely and in an environmentally sound manner • Other provisions of the Convention relate to the development of implementation plans, information exchange, public information, awareness and education, research, development and monitoring, technical assistance, financial resources and mechanisms, reporting, effectiveness evaluation and non-compliance 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ramsar Convention (1971)</p>	<p>The Convention's mission is <i>"the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world"</i>.</p>	<p>Under the "three pillars" of the Convention, the Contracting Parties commit to:</p> <ul style="list-style-type: none"> • Work towards the wise use of all their wetlands; • Designate suitable wetlands for the list of Wetlands of International Importance (the "Ramsar List") and ensure their effective management; • Cooperate internationally on transboundary wetlands, shared wetland systems and shared species. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>OSPAR Convention (1992)</p>	<p>The mission of OSPAR is to conserve marine ecosystems and safeguard human health in the North-East Atlantic by preventing and eliminating pollution; by protecting the marine environment from the adverse effects of human activities; and by contributing to the sustainable use of the seas.</p>	<p>OSPAR's work is organised under six strategies:</p> <ul style="list-style-type: none"> • Biodiversity and Ecosystem Strategy • Eutrophication Strategy • Hazardous Substances Strategy • Offshore Industry Strategy • Radioactive Substances Strategy • Strategy for the Joint Assessment and Monitoring Programme <p>These six strategies fit together to underpin the ecosystem approach. For each strategy a programme of work is designed and implemented annually.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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National Level			
<p>The National Planning Framework (first revision 2025) and associated National Development Plan Review (2025)</p>	<p>The National Planning Framework is the Government's high-level strategic plan for shaping the future growth and development of the year 2040.</p> <p>The new 2025 Framework is revised and updated to take account of changes that have occurred since it was published in 2018 and to build on the framework that is in place. It is a framework to guide public and private investment, to create and promote opportunities for the people, and to protect and enhance the environment.</p> <p>The National Planning Framework and the National Development Plan form a single vision for Ireland under Project Ireland 2040. The implementation of the National Planning Framework will continue to be fully supported by the Government's investment strategy for public capital investment and investment by the State sector in general, with the National Development Plan detailing key projects.</p>	<p>The ambition is to create a single vision, a shared set of goals for every community across the country. These goals are expressed in the Framework as National Strategic Outcomes:</p> <ol style="list-style-type: none"> 1. Compact Growth 2. Enhanced Regional Accessibility 3. Strengthened Rural Economies and Communities 4. High-Quality International Connectivity 5. Sustainable Mobility 6. A Strong Economy, supported by Enterprise, Innovation and Skills 7. Enhanced Amenities and Heritage 8. Transition to a Carbon Neutral and Climate-Resilient Society 9. Sustainable Management of Environmental Resources 10. Access to Quality Childcare, Education and Health Services 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Planning and Development Act 2000 (as amended)</p>	<p>An Act to consolidate and revise the law relating to planning and development; to provide for proper planning and sustainable development in the interests of the common good; to provide for the licensing of events and control of funfairs; for those purposes to repeal and replace the Planning and Development Act 2000; to amend certain other enactments; and to provide for matters connected therewith.</p>	<ul style="list-style-type: none"> • Development, with certain exceptions, is subject to development control under the Planning Acts and the local authorities grant or refuse planning permission for development, including ones within protected areas. • There are, however, a range of exemptions from the planning system. Use of land for agriculture, peat extraction and afforestation, subject to certain thresholds, is generally exempt from the requirement to obtain planning permission. • Additionally, Environmental Impact Assessment (EIA) is required for a range of classes and large-scale projects. • Under planning legislation, Development Plans must include mandatory objectives for the conservation of the natural heritage and for the conservation of European sites and any other sites which may be prescribed. There are also discretionary powers to set objectives for the conservation of a variety of other elements of the natural heritage. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Planning and Development Act 2024, as amended</p>	<p>An Act to consolidate and revise the law relating to planning and development; to provide for proper planning and sustainable development in the interests of the common good; to provide for the licensing of events and control of funfairs; for those purposes to repeal and replace the Planning and Development Act 2000 and amend certain other enactments; for purposes unrelated to the foregoing, to amend the Residential Tenancies Act 2004, the Residential Tenancies (Amendment) Act 2019, the Land Development Agency Act 2021 and the National Asset Management Agency Act 2009; and to provide for matters connected therewith.</p>	<p>Key reforms included in the Act:</p> <ul style="list-style-type: none"> • The introduction of statutory timelines for all consenting processes, to give confidence and certainty to applicants; • A significant reorganisation of An Bord Pleanála, to be known as An Coimisiún Pleanála; • Greater mandatory alignment of all tiers of planning, improving consistency; • Improvements to the planning judicial review processes; • Clearer, more consistent policies and guidance; • Longer term, more strategic, ten-year plans for Local Authorities; • More agile local implementation, through the introduction of Urban and Priority Area Plans, including new bespoke plans for Gaeltacht and Island communities; • Creation of Urban Development Zones, which will facilitate a more plan-led approach to development, increasing certainty at the master-planning stage; • Provisions to deter abuse of planning processes through spurious planning submissions and appeals, as well as a ban on requesting payment for not opposing development and; • Ability to suspend the duration of a permission while subject to judicial review proceedings, so as not to lose any time available for completing the development. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities (Environmental Assessment of Certain Plans and Programmes Regulations 2004 (S.I. 435 of 2004), as amended by S.I. 200 of 2011</p>	<p>The purpose of these Regulations is to transpose into Irish law Directive 2001/42/EC of 27 June 2001 (O.J. No. L 197, 21 July 2001) on the assessment of the effects of certain plans and programmes on the environment – commonly known as the Strategic Environmental Assessment (SEA) Directive.</p>	<ul style="list-style-type: none"> • The Regulations cover plans and programmes in all of the sectors listed in article 3(2) of the Directive except land-use planning. • These Regulations also amend certain provisions of the Planning and Development Act 2000 to provide the statutory basis for the transposition of the Directive in respect of land-use planning. • Transposition in respect of the land-use planning sector is contained in the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004). 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. 477 of 2011), as amended</p>	<p>These Regulations provide a new for the implementation in Ireland of Council Directive 92/43/EEC on habitats and protection of wild fauna and flora (as amended) and for the implementation of Directive 2009/147/EC of the European Parliament and of the Council on the protection of wild birds.</p>	<ul style="list-style-type: none"> • They provide, among other things, for: the appointment and functions of authorized officers; identification, classification and other procedures relative to the designation of Community sites. • The Regulations have been prepared to address several judgments of the CJEU against Ireland, notably cases C-418/04 and C-183/05, in respect of failure to transpose elements of the Birds Directive and the Habitats Directive into Irish law. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>European Communities Environmental Objectives (FPM) Regulations 2009 (S.I. 296 of 2009)</p>	<p>The purpose of these Regulations is to support the achievement of favourable conservation status for freshwater pearl mussels,</p>	<ul style="list-style-type: none"> Set environmental quality objectives for the habitats of the freshwater pearl mussel populations named in the First Schedule to these Regulations that are within the boundaries of a site notified in a candidate list of European sites, or designated as a Special Area of Conservation, under the European Communities (Natural Habitats) Regulations, 1997 (S.I. No. 94/1997). Require the production of sub-basin management plans with programmes of measures to achieve these objectives. Set out the duties of public authorities in respect of the sub-basin management plans and programmes of measure. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. 9 of 2010), as amended</p>	<p>To amend the European Communities Environmental Objectives (Groundwater) Regulations 2010 (S.I. No. 9 of 2010) to make further provision to implement Commission Directive 2014/80/EU of 20 June 2014 amending Annex II to Directive 2006/118/EC of the European Parliament and of the Council on the protection of groundwater against pollution and deterioration.</p>	<p>The substances and threshold values set out in Schedule 5 to S.I. No. 9 of 2010 have been reviewed and amended where necessary, based on existing monitoring information and international guidelines on appropriate threshold values.</p> <ul style="list-style-type: none"> Part A of Schedule 6 has been amended to include changes to the rules governing the determination of background levels for the purposes of establishing threshold values for groundwater pollutants and indicators of pollution. Part B of Schedule 6 has been amended to include nitrites and phosphorus (total) / phosphates among the minimum list of pollutants and their indicators which the Environmental Protection Agency (EPA) must consider when establishing threshold values. Part C of Schedule 6 amends the information to be provided to the Minister by the EPA with regard to the pollutants and their indicators for which threshold values have been established. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Communities (Water Policy) Regulations of 2003 (S.I. 722 of 2003)</p> <p>European Communities (Water Policy) Regulations of 2003 (S.I. 350 of 2014)</p> <p>European Communities Environmental Objectives (Surface waters) Regulations of 2009 (S.I. 272 of 2009)</p>	<ul style="list-style-type: none"> Transpose the Water Framework Directive into legislation. Outlines the general duty of public authorities in relation to water. Identifies the competent authorities in charge of water policy (amended to Irish Water in 2013) and gives EPA and the CER the authority to regulate and supervise their actions. 	<ul style="list-style-type: none"> Implements River basin districts and characterisation of RBDs and River Basin Management Plans. Requires the public to be informed and consulted on the Plan and for progress reports to be published on RBDs. Implements a Register of protected areas, Classification systems and Monitoring programmes for water bodies. Allows the competent authority to recover the cost of damage/destruction of status of water body. Outlines environmental objectives and programme of measures and environmental quality standards for priority substances. Outlines criteria for assessment of groundwater. Outlines environmental objectives to be achieved for surface water bodies. Outlines surface water quality standards. Establishes threshold values for the classification and protection of surface waters against pollution and deterioration in quality. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Water Pollution Acts 1977 to 1990</p>	<p>The Water Pollution Acts allow Local Authorities the authority regulate and supervise actions relating to water in their division.</p>	<p>The Water Pollution Acts enable local authorities to:</p> <ul style="list-style-type: none"> Prosecute for water pollution offences. Attach appropriate pollution control conditions in the licensing of effluent discharges from industry, etc., made to waters. Issue notices ("section 12 notices") to farmers, etc., specifying measures to be taken within a prescribed period to prevent water pollution. Issue notices requiring a person to cease the pollution of waters and requiring the mitigation or remedying of any effects of the pollution in the manner and within the period specified in such notices; Seek court orders, including High Court injunctions, to prevent, terminate, mitigate or remedy pollution/its effects. Prepare water quality management plans for any waters in or adjoining their functional areas. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Water Services Act 2007 (No. 30 of 2007)</p> <p>Water Services Act 2013 (No. 6 of 2013)</p> <p>Water Services (No. 2) Act 2013 (No. 50 of 2013)</p> <p>Water Services Act 2017 (No. 29 of 2017)</p> <p>Water Services (Amendment) Act 2022 (No. 39 of 2022)</p>	<ul style="list-style-type: none"> Provides the water services infrastructure. Outlines the responsibilities involved in delivering and managing water services. Identifies the authority in charge of provision of water and waste water supply. <p>Irish Water was given the responsibility of the provision of water and waste water services in the amendment act during 2013, therefore these services are no longer the responsibility of the 34 Local Authorities in Ireland.</p>	<p>Key strategic objectives include:</p> <ul style="list-style-type: none"> Ensuring Uisce Éireann delivers infrastructural projects that meet key public health, environmental and economic objectives in the water services sector. Ensuring the provision of adequate water and sewerage services in the gateways and hubs listed in the National Spatial Strategy, and in other locations where services need to be enhanced. Ensuring good quality drinking water is available to all consumers of public and group water supplies, in compliance with national and EU drinking water standards Ensuring the provision of the remaining infrastructure needed to provide secondary waste water treatment, for compliance with the requirements of the EU Urban Waste water Treatment Directive. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Irish Water's Water Services Strategic Plan 2015 and Capital Investment Plan 2020-2024</p>	<p>This Water Services Strategic Plan sets out strategic objectives for the delivery of water services over the next 25 years up to 2040. It details current and future challenges which affect the provision of water services and identifies the priorities to be tackled in the short and medium term.</p> <p>The Capital Investment Plan 2020-2024 is Uisce Éireann investment plan for water and wastewater assets and infrastructure for the next 5 years. The Capital Investment Plan sets out where to prioritise investment to deliver the most urgently needed improvements in drinking water quality, leakage reduction, water availability, wastewater compliance, efficiencies and customer service.</p>	<p>The Capital Investment Plan 2020-2024 is made up of investment in individual projects such as building new or upgrading existing water and wastewater treatment plants and upgrading existing networks, and national programmes where activities are being delivered in a consistent and efficient manner across the country. Some examples of these programmes are the Leakage Reduction Programme, the National Disinfection Programme, the Small Towns and Villages Growth Programme, and the National Certification Authorisation Programme.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ireland's Forest Strategy 2023-2030 and associated Implementation Plan including the National Forestry Programme 2023-2027</p>	<p>The Implementation Plan will facilitate the initial steps in the implementation of the Strategy on the road to achieving the Shared Vision for 2050. The Implementation Plan includes the new Forestry Programme (2023 – 2027), which will be the primary implementation mechanism for the Forest Strategy. The Plan also includes a list of actions that will be funded and enabled by mechanisms outside of the Forestry Programme.</p>	<p>The Forestry Programme 2023-2027 was created in alignment with Ireland's Forest Strategy and is designed to provide lasting benefits for many key areas including climate change, biodiversity, wood production, and employment alongside enhancing societal benefits. The Forestry Programme will provide incentives for farmers and other landowners and will provide farm families with the opportunity to increase and diversify their income streams.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Water Action Plan 2024: River Basin Management Plan for Ireland 2022-2027 (3rd Cycle) (2024)</p>	<p>The Water Action Plan 2024 is Ireland's third River Basin Management Plan and it outlines the measures the Government and other sectors are taking to improve water quality in Ireland's groundwater, rivers, lakes, estuarine and coastal waters, and provide sustainable management of our water resources (as specified under SDG 6). This Water Action Plan enhances and builds upon the work of the first and second-cycle plans. Where necessary, this plan addresses the shortcomings experienced during the implementation of previous plans.</p>	<p>The responses to shortcomings addressed include, for example, strengthen the incorporation of the integrated catchment management approach, improving the environmental ambition, improving the evidence base for 'targeting the right measures in the right place' and securing dedicated resources to deliver these, increasing environmental enforcement and compliance, and strengthening the governance structures.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ireland's National Water Quality Monitoring Programme 2022-2027</p>	<p>The main purpose of Ireland's National Water Quality Monitoring Programme 2022-2027 is to provide a comprehensive national overview of the ecological and chemical status of surface waters and the quantitative and chemical status of groundwaters. The information is used to track progress towards the achievement of the environmental objectives required by the Water Framework Directive, and those set out in the River Basin Management Plan.</p>	<p>The programme is comprised of 2,899 surface and groundwater bodies representing 60% of the total number of national water bodies, covering 2,429 river water bodies, 224 lakes, 80 transitional water bodies, 45 coastal waters, 16 canals and 121 groundwater bodies. The programme is operated by the Environmental Protection Agency, Marine Institute, Inland Fisheries Ireland, Waterways Ireland, National Parks and Wildlife Service and Local Authorities.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Water Resources Plan (NWRP) – Framework Plan (2021)</p>	<p>The NWRP is a plan on how to provide a safe, secure and reliable water supply to customers for the next 25 years, without causing adverse impact on the environment. The objective of the NWRP is to set out how we intend to maintain the supply and demand for drinking water over the short, medium and long term whilst minimising the impact on the environment.</p> <p>The preparation of the plan has been divided into two distinct phases, the combination of which will become the final NWRP. Phase 1 was carried out in 2021 and the NWRP Framework has been adopted. In Phase 2 of the NWRP, Uisce Éireann summarised the needs across the 539 individual water supplies and identified the solutions to address these needs. Due to the large number of supplies in Ireland, Phase 2 was delivered as four Regional Water Resources Plans:</p> <ul style="list-style-type: none"> • Regional Water Resources Plan: North West (RWRP NW) • Regional Water Resources Plan: South West (RWRP SW) • Regional Water Resources Plan: South East (RWRP SE) • Regional Water Resources Plan: Eastern and Midlands (RWRP EM) 	<p>The key objectives are to:</p> <ul style="list-style-type: none"> • Identify areas where there are current and future potential water supply shortfalls, taking into account normal and extreme weather conditions • Assess the current and future water demand from homes, businesses, farms, and industry • Consider the impacts of climate change on Ireland's water resources • Develop a drought plan advising measures to be taken before and during drought events • Develop a plan detailing how we deal with the material that is produced as a result of treating drinking water • Assess the water resources available at a national level including lakes, rivers and groundwater 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Strategic Plan for Sustainable Aquaculture Development 2030</p>	<p>The national plans are intended to inform investment priorities for aquaculture under Member States' operational programmes under the European Maritime, Fisheries and Aquaculture Fund. They are also intended to identify measures to reduce the administrative burden on operators, to secure sustainable development and growth of aquaculture through coordinated spatial planning, to enhance the competitiveness of the aquaculture sector and to promote a level playing field for EU operators by exploiting their competitive advantages. Ireland's National Strategic Plan for Sustainable Aquaculture Development was finalised following public consultation earlier in 2022. The Plan was adopted by the European Commission in 2022.</p>	<p>The National Strategic Plan for Sustainable Aquaculture Development proposes 58 actions to be implemented over the period up to 2030.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Aquaculture Acts 1997 to 2006 (Sea-Fisheries and Maritime Jurisdiction Act 2006 (8/2006), s. 1(3)) Fisheries (Amendment) Act 1997 (23/1997) Fisheries and Foreshore (Amendment) Act 1998 (54/1998), ss. 2, 3 and 4 Fisheries (Amendment) Act 2001 (40/2001) Sea-Fisheries and Maritime Jurisdiction Act 2006 (8/2006)</p>	<p>The Aquaculture and Foreshore Management Division ensures the efficient and effective management of Aquaculture licensing and Foreshore licensing in respect of Aquaculture and Sea Fishery related activities.</p>	<p>The Strategic Objectives of the Aquaculture and Foreshore Management Division are:</p> <ul style="list-style-type: none"> • to develop and manage an efficient and effective regulatory framework in respect of Aquaculture licensing and Foreshore licensing of Aquaculture and Sea Fishery related activities; • to secure a fair financial return from the State's foreshore estate in the context of Aquaculture licensing and Foreshore licensing in respect of Aquaculture and Sea Fishery related activities; • to progressively reduce arrears in the clearing of licence applications. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Foreshore Acts 1933 to 2011</p>	<p>The Foreshore Acts require that a lease or licence must be obtained from the Minister for Housing, Planning and Local Government for the carrying out of works or placing structures or material on, or for the occupation of or removal of material from, State-owned foreshore, which represents the greater part of the foreshore. Construction of permanent structures on privately owned foreshore also required the prior permission of the Minister under the Foreshore Act.</p>	<p>Developments on the foreshore require planning permission in addition to a Foreshore Lease/Licence/Permission. All Foreshore Leases, Licences Permissions are without prejudice to the powers of the local planning authority. Applicants should, therefore, consult initially with the local planning authority regarding their proposal. In the case of developments on foreshore for, by or on behalf of a Local Authority where an EIS is required, applications should be made to An Bord Pleanála under Part XV, Planning and Development Act 2000.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Marine Planning Framework (NMPF) (2024)</p>	<p>The NMPF details how marine activities will interact with each other in an ocean space that is under increasing spatial pressure, ensuring the sustainable use of Ireland's marine resources to 2040.</p> <p>The NMPF has been prepared with an ecosystem-based approach and informed by best available knowledge.</p>	<p>The National Marine Planning Framework (NMPF) brings together all marine-based human activities for the first time, outlining the Government's vision, objectives and marine planning policies for each marine activity. The NMPF is intended as the marine equivalent to the National Planning Framework. This approach will enable the Government to:</p> <ul style="list-style-type: none"> • set a clear direction for managing our seas • clarify objectives and priorities • direct decision makers, users and stakeholders towards strategic, plan-led, and efficient use of our marine resources 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Seafood Development Programme 2021-2027</p>	<p>Based on the challenges identified for the seafood sector and coastal communities and the policy context, Ireland's Programme requires an ambitious vision to: "To support a resilient, climate smart, environmentally sustainable and profitable Irish seafood sector in order to maximise its contribution to jobs and growth and maintain the economic and social activities of our most vibrant and sustainable coastal communities"</p>	<p>The Programme details the vision and key missions to be achieved by the implementation of the programme. It also demonstrates how the strategic objectives of the EMFAF fund (specified in Regulation (EU) 2021/1139) will be employed in fulfilling the Programme.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Harnessing Our Ocean Wealth: An Integrated Marine Plan for Ireland 2012</p>	<p>Harnessing Our Ocean Wealth is an Integrated Marine Plan (IMP), setting out a roadmap for the Government's vision, high-level goals and integrated actions across policy, governance and business to enable our marine potential to be realised. Implementation of this Plan will see Ireland evolve an integrated system of policy and programme planning for our marine affairs.</p>	<ul style="list-style-type: none"> • Sustainable economic growth of marine/ maritime sectors; • Increase the contribution to the national GDP; • Deliver a business friendly yet robust governance, policy and planning framework; • Protect and conserve our rich marine biodiversity and ecosystems; • Manage our living and non-living resources in harmony with the ecosystem; • Implement and comply with environmental legislation; • Building on our maritime heritage, strengthen our maritime identity; • Increase our awareness of the value, opportunities and societal benefits; and • Engagement and participation by all. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Flood Risk Management Plans arising from National Catchment Flood Risk Assessment and Management Programme</p>	<p>The national Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and is being overseen by the Office of Public Works. The CFRAM Programme is intended to deliver on core components of the National Flood Policy, adopted in 2004, and on the requirements of the EU Floods Directive.</p>	<p>CFRAM Studies have been undertaken for all River Basin Districts. The studies are focusing on areas known to have experienced flooding in the past and areas that may be subject to flooding in the future either due to development pressures or climate change. Flood Risk and Hazard mapping, including Flood Extent Mapping, was finalised in 2017. The final outputs from the studies are the CFRAM Plans, finalised in 2018. The Plans define the current and future flood risk in the River Basin Districts and set out how this risk can be managed.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Raised Bog Special Areas of Conservation Management Plan 2017 – 2022 and a Review of Raised Bog Natural Heritage Area Network</p>	<p>The National Raised Bog Special Areas of Conservation Management Plan 2017 - 2022 sets out a roadmap for the long-term management, restoration and conservation of protected raised bogs in Ireland.</p>	<p>The Plan is part of the measures being implemented in response to the on-going infringement action against Ireland in relation to the implementation of the EU Habitats Directive, with regard to the regulation of turf cutting on the Special Areas of Conservation and on foot of the recommendation of Mr. Justice Quirke that a National Raised Bog SAC Management Plan be drawn up, arising from the Peatlands Forum (2012).</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Peatlands Strategy (2015-2025)</p>	<p>This Strategy aims to provide a long-term framework within which all of the peatlands within the State can be managed responsibly in order to optimise their social, environmental and economic contribution to the well-being of this and future generations.</p>	<p>Objectives of the Strategy:</p> <ul style="list-style-type: none"> • To give direction to Ireland’s approach to peatland management. • To apply to all peatlands, including peat soils. • To ensure that the relevant State authorities and state-owned companies that influence such decisions contribute to meeting cross-cutting objectives and obligations in their policies and actions. • To ensure that Ireland’s peatlands are sustainably managed so that their benefits can be enjoyed responsibly. • To inform appropriate regulatory systems to facilitate good decision making in support of responsible use. • To inform the provision of appropriate incentives, financial supports and disincentives where required. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>European Union (Good Agricultural Practice for Protection of Waters) Regulations 2022 (S.I. No. 113/2022)</p>	<p>The purpose of these Regulations is to give effect to Ireland’s Nitrates Action Programme pursuant to Council Directive 91/676/EEC concerning the protection of waters against pollution caused by nitrates from agricultural source.</p>	<p>Part 2 concerns farmyard management. The Part requires an occupier of a holding shall take all such steps, as far as is practicable for the purposes of minimising the amount of soiled water produced on the holding; livestock manure and other organic fertilisers, soiled water and effluents from dungsteeds, farmyard manure pits, silage pits or silage clamps arising or produced in a building or yard on a holding shall, prior to its application to land or other treatment, be collected and held in a manner that prevents the run-off or seepage, directly or indirectly, into groundwaters or surface waters of such substances. The Regulations provides for general obligations related to capacity of storage facilities and then distinguishes among requirements for storage facilities of: effluents and soiled water; pig manure; poultry manure; manure from deer, goats and sheep; manure from cattle.</p> <p>Part 3 concerns nutrient management.</p> <p>Part 4 is focused on the prevention of water pollution from fertilizers and certain activities; this includes the distances from a water body and other issues requirements as to manner of application of fertilizers, soiled water etc; periods when application of fertilizers is prohibited; limits on the amount of livestock manure to be applied.</p> <p>Part 5 regulates general duty of occupier, such as keeping of records, etc. Offences and related matters.</p> <p>Part 6 is functions of the public authorities: certificates, exemptions, etc.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>European Union (Birds and Natural Habitats) (Sea-Fisheries) (Amendment) Regulations 2014 (S.I. 565 of 2014)</p>	<p>These Regulations the European Union (Birds and Natural Habitats) (Sea-fisheries) Regulations 2013 so as to apply them to the regulation of sea-fishing activity in so far as the regulation of that activity is necessary to secure compliance with the European Communities (Birds and Natural Habitats) Regulations 2011 and the objectives of the Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora.</p>	<ul style="list-style-type: none"> • Regulation 3 provides for the submission of a Fisheries Natura Plan in relation to planned fisheries; • Regulation 4 provides for a screening of a Fisheries Natura Plan to determine whether or not an appropriate assessment is required; • Regulation 5 provides for an appropriate assessment of a Fisheries Natura Plan and also provides for public and statutory consultation; • Regulation 6 provides for the Minister to make a determination to adopt a Fisheries Natura Plan. The Minister may amend, withdraw or revoke a plan; • Regulation 7 provides for publication of the adopted Fisheries Natura Plan; • Regulation 8 provides for a Risk Assessment of unplanned fisheries and also provides for public and statutory consultation on the assessment; • Regulation 9 provides for the issue of a Natura Declaration to prohibit, restrict including restricting by permit, control, etc. of sea fishing activities; • Regulation 10 provides for Natura Permits to be issued where required by Natura Declarations; and • Regulations 11 to 31 deal with functions of authorised officers and related matters, offences, etc. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Wildlife Act of 1976 Wildlife (Amendment) Act, 2000 Wildlife (Amendment) Act, 2023</p>	<p>The act provides protection and conservation of wild flora and fauna.</p> <p>The Wildlife (Amendment) Act 2023 introduced a new public sector duty on biodiversity. The legislation provides that every public body, as listed in the Act, is obliged to have regard to the objectives and targets in the National Biodiversity Action Plan.</p>	<ul style="list-style-type: none"> • Provides protection for certain species, their habitats and important ecosystems • Give statutory protection to NHAs • Enhances wildlife species and their habitats • Includes more species for protection 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ireland's 4th National Biodiversity Action Plan 2023-2030</p>	<p>Ireland's 4th National Biodiversity Action Plan sets the national biodiversity agenda for the period 2023-2030 and aims to deliver the transformative changes required to the ways in which we value and protect nature.</p>	<p>This National Biodiversity Action Plan 2023-2030 builds upon the achievements of the previous Plan. It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues:</p> <p>Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity Objective 2 - Meet Urgent Conservation and Restoration Needs Objective 3 - Secure Nature's Contribution to People Objective 4 - Enhance the Evidence Base for Action on Biodiversity Objective 5 - Strengthen Ireland's Contribution to International Biodiversity</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>All Ireland Pollinator Plan 2021-2025</p>	<p>The All-Ireland Pollinator Plan is an island-wide attempt to reverse declines in pollinating insects to ensure the sustainability of our food, avoid additional economic impacts on agriculture, and protect the health of the environment.</p> <p>The main objectives include:</p> <ul style="list-style-type: none"> • Making farmland, public land and private land in Ireland pollinator friendly; • Raising awareness of pollinators and how to protect them; • Managed pollinators – supporting beekeepers and growers; • Expanding our knowledge of pollinators and pollination service; and • Collecting evidence to track change and measure success. 	<p>This voluntary Plan identified 81 actions, shared out between over 100 governmental and non-governmental organisations. A large focus of the Plan is to identify actions to improve the quality and amount of flower-rich habitat. Actions range from creating pollinator highways along our transport routes, to supporting pollinators on farmland, in gardens, businesses, and on public land.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Climate Action and Low Carbon Development Act 2015 (as amended)</p>	<p>An Act to provide for the approval of plans by the Government in relation to climate change for the purpose of pursuing the transition to a low carbon, climate resilient and environmentally sustainable economy.</p>	<p>When considering a plan or framework, for approval, the Government shall endeavour to achieve the national transition objective within the period to which the objective relates and shall, in endeavouring to achieve that objective, ensure that such objective is achieved by the implementation of measures that are cost effective and shall, for that purpose, have regard to:</p> <ul style="list-style-type: none"> • The ultimate objective specified in Article 2 of the United Nations Framework Convention on Climate Change done at New York on 9 May 1992 and any mitigation commitment entered into by the European Union in response or otherwise in relation to that objective, • The policy of the Government on climate change, • Climate justice, • Any existing obligation of the State under the law of the European Union or any international agreement referred to in section 2; and • The most recent national greenhouse gas emissions inventory and projection of future greenhouse gas emissions, prepared by the Agency. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Climate Action Plans</p>	<p>The National Climate Action Plan 2023 provided a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and setting Ireland on a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and set out in the Climate Act 2021.</p> <p>The Climate Action Plan 2024 builds upon the 2023 Plan by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings.</p> <p>The Climate Action Plan 2025 is the third statutory annual update to the Climate Action Plan.</p>	<p>The Climate Action Plans list the actions needed to deliver on Ireland's climate targets and sets indicative ranges of emissions reductions for each sector of the economy. It will be updated periodically to ensure alignment with Ireland's legally binding economy-wide carbon budgets and sectoral ceilings.</p> <p>Climate Action Plan 2025 lays out a roadmap of actions that are intended to lead to meeting the national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns with legally binding economy-wide carbon budgets and sectoral emissions ceilings.</p> <p>Climate Action Plan 2025 builds upon the Climate Action Plan 2024 by refining and updating the measures and actions required to deliver the carbon budgets and sectoral emissions ceilings and it should be read in conjunction with Climate Action Plan 2024. The Plan provides a roadmap for taking decisive action to halve Ireland's emissions by 2030 and achieve climate neutrality by no later than 2050, as committed to in the Climate Action and Low Carbon Development (Amendment) Act 2021.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Adaptation Framework (NAF) 2024 and associated regional, local and sectoral adaptation plans</p>	<p>NAF specifies the national strategy for the application of adaptation measures in different sectors and by local authorities in their administrative areas in order to reduce the vulnerability of the State to the negative effects of climate change and to avail of any positive effects that may occur.</p>	<ul style="list-style-type: none"> • Adaptation under this Framework should seek to minimise costs and maximise the opportunities arising from climate change. • Adaptation actions range from building adaptive capacity (e.g. increasing awareness, sharing information and targeted training) through to policy and finance-based actions. • Adaptation actions must be risk based, informed by existing vulnerabilities of our society and systems and an understanding of projected climate change. • Adaptation actions taken to increase climate resilience must also consider impacts on other sectors and levels of governance 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Climate Mitigation Plan 2017</p>	<p>The Plan represents an initial step to set Ireland on a pathway to achieve the deep decarbonisation required in Ireland by mid-century in line with the Government's policy objectives.</p>	<p>The National Mitigation Plan focuses on the following issues:</p> <ul style="list-style-type: none"> • Climate Action Policy Framework • Decarbonising Electricity Generation • Decarbonising the Built Environment • Decarbonising Transport • An Approach to Carbon Neutrality for Agriculture, Forest and Land Use Sectors 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Climate Adaptation Sectoral Adaptation Plans</p>	<p>The Climate Act sets out the requirements for the preparation of Sectoral Adaptation Plans. The 12 priority sectors identified in the 2018 NAF were grouped into 9 such Plans and clustered into four themes covering natural and cultural capital, critical infrastructure, water resource and flood risk management, and public health. This approach aims to provide a structured and systematic approach to sectoral developments.</p>	<p>To support key national sectors in planning for climate change adaptation and according to the requirements of the National Adaptation Framework (2018), sectoral planning guidelines were developed as part of the Irish Climate Information Platform, Climate Ireland project. The guidelines aim to ensure that a coherent and consistent approach to adaptation planning is adopted at national and local levels. Since the guidelines' publication in May 2018, they have been successfully implemented by relevant Departments to develop Sectoral Adaptation Plans.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Sustainable Mobility Policy (SMP) (2022)</p>	<p>It sets out a strategic framework to 2030 for active travel (walking and cycling) and public transport journeys to help Ireland meet its climate obligations. It is framed around three key principles that will guide the delivery of sustainable mobility policy over the coming decade. They are:</p> <ul style="list-style-type: none"> • Safe and green mobility; • People focussed mobility; and • Better integrated mobility. 	<p>The SMP includes an Action Plan covering the period 2022-2025 with 91 actions, supporting behavioural change across a wide range of interventions including, among other things, public transport infrastructure and services, active travel promotion and supports, road safety initiatives, legislative measures, research, and public engagement. The Policy also supports the implementation of large-scale transport projects including MetroLink and DART+ in Dublin, BusConnects in the five cities, the Connecting Ireland scheme in rural areas, and an Active Travel Infrastructure Programme providing high-quality cycling infrastructure across the country.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Electric Vehicle Charging Infrastructure Strategy 2022-2025 and associated implementation plan</p>	<p>It sets out a pathway for the delivery of EV charge point infrastructure, including the rollout of EV infrastructure as required under the EU's Alternative Fuels Infrastructure Regulation (AFIR), where a 300% increase in the amount of public recharging infrastructure is targeted for delivery.</p>	<p>The strategy takes a people-first approach, focusing on the different transport needs across the country and is being informed by the piloting of different technologies and charging options in Ireland. An Implementation Plan has also been developed in conjunction with the strategy to provide an initial set of actions and deliverables to support the strategy's delivery. This includes the development the National Road Network EV Charging Plan and the Regional and Local EV Charging Network Plan.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Renewable Transport Fuel Policy 2023-2025</p>	<p>The Renewable Transport Fuel Policy, 2023 – 2025 sets out a pathway to incentivise the supply of renewable transport fuel through annual increases in the renewable transport fuel obligation rate to 2030.</p>	<p>The policy will underpin the shift to the Climate Action Plan 2023 (CAP 23) biofuel targets of at least B20 (biodiesel equivalent) in diesel and E10 (Ethanol) in petrol by 2030 (with an interim B12/E10 by 2025 target).</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Energy Security Framework (2022)</p>	<p>National Energy Security Framework provides an overarching and comprehensive response to Ireland's energy security needs in the context of the war in Ukraine. The Framework outlines the structures which are in place within Government to monitor and manage our energy supplies. It sets out the plans which are in place to deal with energy security emergencies should they arise, and outlines out how these plans will be tested in light of the war in Ukraine.</p>	<p>The Framework sets out the government's action in response to these issues across three key themes: - managing the impact on consumers and businesses, with a specific focus on financially vulnerable residential consumers in the short-term - ensuring security of energy supply in the near term, with a focus on the period up to and including winter 2022/23 - reducing our dependency on imported fossil fuels, in the context of the phasing out of Russian energy imports across the EU</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ireland's National Energy and Climate Plan (NECP) 2021-2030 (updated 2024)</p>	<p>National Energy and Climate Plans are the framework within which EU Member States must notify their climate and energy objectives, targets, policies, and measures to the European Commission and were established under Regulation (EU) 2018/1999 of the European Parliament and of the Council on the Governance of the Energy Union and Climate Action. Member States are required to develop NECPs on a ten-year rolling basis. The aim of the plans is to outline our energy and climate policies in detail for the period from 2021 to 2030 and provide projections and ambitions towards 2050. Under the Regulation, Member States are also required to update their initial plans after 5 years, this is the first update of the initial NECP which was published in 2019. The NECP covers five dimensions of the Energy Union: - Decarbonisation - Energy Efficiency - Energy Security - Internal Energy Market - Research, Innovation and Competitiveness The NECP brings together the policies, targets, tools and associated material relating to our climate and energy obligations under various EU Regulations and Directives from across government bodies and departments into one document. It reflects our ambitions and provides certainty to investors and policymakers that we are committed to EU-wide targets and ambitions to move towards becoming a carbon-neutral society.</p>	<p>It outlines our department's energy and climate policies in detail for the period from 2021 to 2030 and looks onwards to 2050. The NECP collates the policies, measures and actions related to energy and climate outlined in a range of government plans: such as the Climate Action Plan, the National Development Plan, and Project Ireland 2040, into one cohesive document. It also presents modelling that illustrates Ireland's current trajectories toward its three main European targets. The NECP reflects the ambitions set out in Climate Action Plan 2024. The NECP will act to identify gaps and areas that Ireland can improve on, which should be reflected in updated policies and measures in subsequent Climate Action Plans. The policies outlined in the NECP reflect the ambition of Climate Action Plan 2024.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Implementation Plan for the Sustainable Development Goals 2022-2024</p>	<p>It is the second National Implementation Plan for the achievement of the Sustainable Development Goals reviews the progress made towards each of the 17 Goals.</p>	<p>The Plan sets out five strategic objectives and 51 actions, with 119 individual measures to increase Ireland's ambition and strengthen implementation structures to achieve the Sustainable Development Goals (SDGs). It also incorporates 23 external actions from four other National Plans or Strategies which contribute to and are complementary to the objectives of this Plan and which have been included for coherence and reporting purposes. Strategic Objective 1: To embed the SDG framework into the work of Government Departments to achieve greater Policy Coherence for Sustainable Development Strategic Objective 2: To integrate the SDGs into Local Authority work to better support the localisation of the SDGs Strategic Objective 3: Greater partnerships for the Goals Strategic Objective 4: To further incorporate the principle of Leave No One Behind into Ireland's Agenda 2030 implementation and reporting mechanisms Strategic Objective 5: Strong reporting mechanisms</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Planning, Land Use and Transport Outlook 2040</p>	<p>The PLUTO takes account of forecasted future economic and demographic scenarios, affordability considerations and relevant Government policies.</p>	<p>The PLUTO seeks to: 1. Quantify in broad terms the appropriate scale of financial investment in land transport over the long term; 2. Consider how fiscal, environmental and technological developments might impact on this investment; and, 3. Identify strategic priorities for future investment to ensure land transport infrastructure provision facilitates the objectives of Project Ireland 2040.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Investment Framework for Transport in Ireland (NIFTI) (2021)</p>	<p>The high-level strategic framework for prioritising future investment in the land transport network. This new framework is the Department of Transport's contribution to Project Ireland 2040, Government's long-term strategy for accommodating population growth in a sustainable manner and making Ireland a better country for all of its people. It has been developed to ensure that our transport sectoral strategy is underpinned by and supports the achievement of the spatial objectives and National Strategic Objectives set out in the National Planning Framework.</p>	<p>The framework establishes high-level investment priorities to efficiently and effectively address key transport challenges identified by the background analysis and to ensure that transport investment is aligned with and supports Government's overarching spatial and climate change objectives, as articulated in the National Planning Framework and Climate Action Plan.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Investing in our Future: A Strategic Framework for Investment in Land Transport (SFILT) – Department of Transport, Tourism and Sport</p>	<p>SFILT sets out a set of priorities to guide the allocation of the State's investment to best develop and manage Ireland's land transport network over the coming decades.</p>	<p>The three priorities stated in SFILT are: • Priority 1: Achieve steady state maintenance (meaning that the maintenance and renewal of the existing transport system is at a sufficient level to maintain the system in an adequate condition); • Priority 2: Address urban congestion; and • Priority 3: Maximise the value of the road network. In delivering on the steady state maintenance objective set out in SFILT, the Plan includes for: • Planned replacement programme for the bus fleet operated under Public Service Obligation ("PSO") contracts; • Tram refurbishment and asset renewal in the case of light rail; and • To the extent within the Authority' remit, support for the operation of the existing rail network within the GDA.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Infrastructure and Capital Investment Plan (2016-2021)</p>	<p>€27 billion multi-annual Exchequer Capital Investment Plan, which is supported by a programme of capital investment in the wider State sector, and which over the period 2016 to 2021 will help to lay the foundations for continued growth in Ireland.</p>	<ul style="list-style-type: none"> This Capital Plan reflects the Government's commitment to supporting strong and sustainable economic growth and raising welfare and living standards for all. It includes allocations for new projects across a number of key areas and funding to ensure that the present stock of national infrastructure is refreshed and maintained. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Energy Security in Ireland to 2030 ("Energy Security Package")</p>	<p>It outlines a new strategy to ensure energy security in Ireland for this decade, while ensuring a sustainable transition to a carbon neutral energy system by 2050.</p>	<p>The Energy Security Package includes a range of measures to implement this approach in the short and medium term by prioritising:</p> <ul style="list-style-type: none"> • Reduced and Responsive Demand • A Renewables-Led System • More Resilient Systems • Robust Risk Governance 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Our Sustainable Future: A framework for Sustainable Development for Ireland 2012</p>	<p>A medium to long term framework for advancing sustainable development and the green economy in Ireland. It identifies spatial planning as a key challenge for sustainable development and sets a series of measures to address these challenges. It aims at improving synergies and identifying and tackling policy gaps, policy conflicts and trade-offs as part of a coherent, joined-up approach to policy making on sustainable development.</p> <p>Ireland's Framework for Sustainable Development timeframe is to 2020 to tie in with other national and international frameworks, but a longer-term horizon to 2050 is also taken where appropriate, to provide a framework for guiding and reporting on long-term broad development trends such as on climate change.</p>	<p>The objectives of the Framework are to:</p> <ul style="list-style-type: none"> • Identify and prioritise policy areas and mechanisms where a sustainable development approach will add value and enable progress towards the strategy aims. • Highlight and promote existing sustainable practices that, with the correct support, can underpin sustainable development more generally. • Strengthen policy integration, coherence and co-ordination and bring a long term perspective to decision making. • Set out governance mechanisms which ensure effective participation within government and across all stakeholders. • Set out clear measures, responsibilities and timelines in an implementation plan. • Set out how progress is to be measured and reported on through the use of indicators. • Incorporate adequate and effective monitoring, learning and improvement into the Framework process. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Smarter Travel – A Sustainable Transport Future – A New Transport Policy for Ireland 2009 – 2020</p>	<p>Outlines a policy for how a sustainable travel and transport system can be achieved. Sets out five key goals:</p> <ul style="list-style-type: none"> • To reduce overall travel demand. • To maximise the efficiency of the transport network. • To reduce reliance on fossil fuels. • To reduce transport emissions. • To improve accessibility to transport. 	<p>Others lower level aims include:</p> <ul style="list-style-type: none"> • reduce distance travelled by private car and encourage smarter travel, including focusing population growth in areas of employment and to encourage people to live in close proximity to places of employment • ensuring that alternatives to the car are more widely available, mainly through a radically improved public transport service and through investment in cycling and walking • improving the fuel efficiency of motorised transport through improved fleet structure, energy efficient driving and alternative technologies • strengthening institutional arrangements to deliver the targets 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Draft National Bioenergy Plan 2014 - 2020</p>	<p>The Draft Bioenergy Plan vision: Bioenergy resources contributing to economic development and sustainable growth, generating jobs for citizens, supported by coherent policy, planning and regulation, and managed in an integrated manner.</p>	<p>Three high-level goals, of equal importance, based on the concept of sustainable development are identified:</p> <ul style="list-style-type: none"> • To harness the market opportunities presented by bioenergy in order to achieve economic development, growth and jobs. • To increase awareness of the value, opportunities and societal benefits of developing bioenergy. • To ensure that bioenergy developments do not adversely impact the environment and its living and non-living resources. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Draft Renewable Electricity Policy and Development Framework (DCCAE) 2016</p>	<p>Goal: To optimise the opportunities in Ireland for renewable electricity development on land at significant scale, to serve both the All Island Single Electricity Market and any future regional market within the European Union, in accordance with European and Irish law, including Directive 2009/28/EC: On the promotion of the use of energy from renewable resources.</p>	<p>Objective: To develop a Policy and Development Framework for renewable electricity generation on land to serve both the All Island Single Electricity Market and any future regional market within the European Union, with particular focus on large scale projects for indigenous renewable electricity generation. This will, inter alia, provide guidance for planning authorities and An Bord Pleanála.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Alternative Fuels Infrastructure for the Transport Sector (DITAS) 2017-2030</p>	<p>This Framework sets targets to achieve an appropriate level of alternative fuels infrastructure for transport, which is relative to national policy and Irish market needs. Non-infrastructure-based incentives to support the use of the infrastructure and the uptake of alternative fuels are also included within the scope of the Framework.</p>	<p>Targets for alternative fuel infrastructure include the following:</p> <ul style="list-style-type: none"> • AFV forecasts • Electricity targets • Natural gas (CNG, LNG) targets • Hydrogen targets • Biofuels targets • LPG targets • Synthetic and paraffinic fuels targets 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Cycle Network Scoping Study 2010</p>	<p>Outlines objectives and actions aimed at developing a strong cycle network in Ireland. Sets out 19 specific objectives, and details the 109 actions, aimed at ensuring that a cycling culture is developed.</p>	<p>Sets a target where 10% of all journeys will be made by bike by 2020. Proposes the planning, infrastructure, communication, education and stakeholder participations measures required to implement the initiative.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Cycle Network Plan Report 2023 (Transport Infrastructure Ireland, on behalf of the Department of Transport)</p>	<p>The planned National Cycle Network, presented below, links cities and towns of over 5,000 people with a safe, connected and inviting cycle network. One of the most ambitious and wide-reaching infrastructure plans in the history of the State, the proposed cycle network of approximately 3,500km will connect more than 200 settlements and 2.8m people.</p> <p>The National Cycle Network will link to destinations such as transport hubs, centres of education, centres of employment, leisure, and tourist destinations with the intention of facilitating greater cycling and walking amongst students, leisure users, tourists, and commuters alike.</p> <p>The NCN Plan complements other networks and establishes a core spine of infrastructure to encourage further development of cycling projects in the future, thereby optimising the potential for people to cycle as part of their daily activities, such as travel to work or education.</p>	<p>As well as contributing to Ireland’s commitments to sustainability and decarbonisation, successful implementation of the NCN Plan will provide many benefits for cyclists and communities across Ireland, including:</p> <ul style="list-style-type: none"> • Ensuring delivery of a high-quality cycle network which will promote safety, comfort and increased participation in cycling. • Improving sustainable connectivity nationally and providing links with other networks such as CycleConnects, EuroVelo and Northern Ireland networks. • Supporting both urban and rural economies through increased leisure and tourism cycling. • Improving public health through well documented benefits of active travel. • Guiding how local authorities prioritise exchequer-funded investments in cycle infrastructure. • Making use of existing infrastructure wherever possible including greenways, road infrastructure, • and declassified roads where safe and inviting cycle experiences can be provided. • The NCN aligns with the NTA’s CycleConnects programme of urban and county-level cycle networks, as well as other cycle routes and networks in various stages of development, including the EuroVelo routes, national and regional greenways, and the Strategic Plan for Greenways in Northern Ireland. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Policy Framework for Alternative Fuels Infrastructure for Transport in Ireland 2017 to 2030</p>	<p>This National Policy Framework on Alternative Fuels Infrastructure for Transport represents the first step in communicating our longer-term national vision for decarbonising transport by 2050, the cornerstone of which is our ambition that by 2030 all new cars and vans sold in Ireland will be zero-emissions capable. By 2030 it is envisaged that the movement in Ireland to electrically-fuelled cars and commuter rail will be well underway, with natural gas and biofuels developing as major alternatives in the freight and bus sectors.</p>	<p>This policy set out to achieve five key goals in transport:</p> <ul style="list-style-type: none"> • Reduce overall travel demand • Maximise the efficiency of the transport network • Reduce reliance on fossil fuels • Reduce transport emissions • Improve accessibility to transport <p>These goals remain the cornerstone of transport policy and are fully aligned to the objectives of this National Policy Framework.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Delivering a Sustainable Energy Future for Ireland – The Energy Policy Framework 2007 – 2020 (2007)</p>	<ul style="list-style-type: none"> • White paper setting out a framework for delivering a sustainable energy future in Ireland. • Outlines strategic Goals for: <ul style="list-style-type: none"> ○ Security of Supply ○ Sustainability of Energy ○ Competitiveness of Energy Supply 	<p>The underpinning Strategic Goals are:</p> <ul style="list-style-type: none"> • Ensuring that electricity supply consistently meets demand • Ensuring the physical security and reliability of gas supplies to Ireland • Enhancing the diversity of fuels used for power generation • Delivering electricity and gas to homes and businesses over efficient, reliable and secure networks • Creating a stable attractive environment for hydrocarbon exploration and production • Being prepared for energy supply disruptions 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Renewable Energy Action Plan (NREAP) (2010)</p>	<p>The National Renewable Energy Action Plan sets out the Government’s strategic approach and concrete measures to deliver on Ireland’s 16% target under Directive 2009/28/EC. National Renewable Energy Action Plan.</p>	<p>The areas of intervention identified by the NREAP are heat, transport and electricity. Section 4 provides an overview of all policies and measures to promote the use of energy from renewable resources, these are: Biofuels Mineral Oil Tax Relief (MOTR) Schemes to increase production and use of biofuel; Greener Homes Scheme, financial facilitates to wider deployment of renewable-energy heating technologies in the residential sector; Grant support for the planting of perennial biomass crops (willow and miscanthus) – contributes to biomass needs of renewable energy sector; a policy that facilitates renewables by providing for grid connections outside the gate process for certain small, renewable, low carbon generators; new local and central authorities; etc.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Energy Efficiency Action Plan for Ireland (2017 – 2020)</p>	<p>Article 24 of the EU Energy Efficiency Directive requires Member States to submit a National Energy Efficiency Action Plan (NEEAP) every three years. Ireland's 4th NEEAP was produced in early 2017.</p>	<p>It provides a comprehensive overview on the progress made towards the above targets the measures in place to ensure the targets are met the strategies and policies in place across the residential, commercial, transport and public sector.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Broadband Plan (2012)</p>	<p>The National Broadband Plan is the Government's initiative to deliver high speed broadband services to all premises in Ireland. This will be delivered through investment by commercial enterprises coupled with intervention by the State in those parts of the country where private companies have no plans to invest.</p>	<p>The Plan sets out:</p> <ul style="list-style-type: none"> • A clear statement of Government policy on the delivery of High-Speed Broadband. • Specific targets for the delivery and rollout of high-speed broadband and the speeds to be delivered. • The strategy and interventions that will underpin the successful implementation of these targets. • A series of specific complementary measures to promote implementation of Government policy in this area. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Shaping Our Electricity Future 1.1 (EirGrid)</p>	<p>The main objective of the Shaping Our Electricity Future Roadmap Version 1.1 is to outline how we can make the grid ready so that 80% of Ireland's and Northern Ireland's electricity can come from renewable sources, like the wind and sun, by 2030. These targets, and new limits to carbon emissions, are the product of updates to climate change policy across the island in 2022.</p>	<p>Key goals include:</p> <ul style="list-style-type: none"> • Support the delivery of renewable electricity. • Find problems, gaps, opportunities, potential collaborations, or areas of duplication in the deployment of renewable electricity projects. • Help to find and resolve potential regulatory, administrative and/or legal barriers to the faster deployment of renewable electricity projects. • Increase alignment across the energy sector to support the delivery of renewable electricity generation projects. • Recommend appropriate investment conditions for electricity projects. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Strategy for the Future Development of National and Regional Greenways (2018)</p>	<p>The objective of this Strategy is to assist in the strategic development of nationally and regionally significant greenways in appropriate locations constructed to an appropriate standard in order to deliver a quality experience for all greenways users. It also aims to increase the number and geographical spread of greenways of scale and quality around the country over the next 10 years with a consequent significant increase in the number of people using greenways as a visitor experience and as a recreational amenity.</p>	<ul style="list-style-type: none"> • A strategic greenway network of national and regional routes, with a number of high capacity flagship routes that can be extended and/or link with local Greenways and other cycling and walking infrastructure; • Greenways of scale and appropriate standard that have significant potential to deliver an increase in activity tourism to Ireland and are regularly used by overseas visitors, domestic visitors and locals thereby contributing to a healthier society through increased physical activity; • Greenways that provide a substantially segregated off road experience linking places of interest, recreation and leisure in areas with beautiful scenery of different types with plenty to see and do; and • Greenways that provide opportunities for the development of local businesses and economies, and • Greenways that are developed with all relevant stakeholders in line with an agreed code of practice. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Construction 2020, A Strategy for a Renewed Construction Sector</p>	<p>Construction 2020 sets out a package of measures agreed by the Government and is aimed at stimulating activity in the building industry. The Strategy aims both to increase the capacity of the sector to create and maintain jobs, and to deliver a sustainable sector, operating at an appropriate level. It seeks to learn the lessons of the past and to ensure that the right structures and mechanisms are in place so that they are not repeated.</p>	<p>This Strategy therefore addresses issues including:</p> <ul style="list-style-type: none"> • A strategic approach to the provision of housing, based on real and measured needs, with mechanisms in place to detect and act when things are going wrong; • Continuing improvement of the planning process, striking the right balance between current and future requirements; • The availability of financing for viable and worthwhile projects; • Access to mortgage finance on reasonable and sustainable terms; • Ensuring we have the tools we need to monitor and regulate the sector in a way that underpins public confidence and worker safety; • Ensuring a fit for purpose sector supported by a highly skilled workforce achieving high quality and standards; and • Ensuring opportunities are provided to unemployed former construction workers to contribute to the recovery of the sector. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Sustainable Development: A Strategy for Ireland (1997)</p>	<p>The overall aim of this Strategy is to ensure that economy and society in Ireland can develop to their full potential within a well-protected environment, without compromising the quality of that environment, and with responsibility towards present and future generations and the wider international community.</p>	<p>The Strategy addresses all areas of Government policy, and of economic and societal activity, which impact on the environment. It seeks to re-orientate policies as necessary to ensure that the strong growth Ireland enjoys and seeks to maintain will be environmentally sustainable.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Landscape Strategy for Ireland 2015-2025 and National Landscape Character Assessment (pending preparation)</p>	<p>The National Landscape Strategy will be used to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the landscape while positively managing its change. It will provide a high-level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions. Landscape Strategy Vision: <i>"Our landscape reflects and embodies our cultural values and our shared natural heritage and contributes to the well-being of our society, environment and economy. We have an obligation to ourselves and to future generations to promote its sustainable protection, management and planning."</i></p>	<p>The objectives of the National Landscape Strategy are to:</p> <ul style="list-style-type: none"> • Implement the European Landscape Convention by integrating landscape into the approach to sustainable development; • Establish and embed a public process of gathering, sharing and interpreting scientific, technical and cultural information in order to carry out evidence-based identification and description of the character, resources and processes of the landscape; • Provide a policy framework, which will put in place measures at national, sectoral - including agriculture, tourism, energy, transport and marine - and local level, together with civil society, to protect, manage and properly plan through high quality design for the sustainable stewardship of the landscape; • Ensure that we take advantage of opportunities to implement policies relating to landscape use that are complementary and mutually reinforcing and that conflicting policy objectives are avoided in as far as possible. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Waste Management Act 1996 (as amended)</p>	<p>To make provision in relation to the prevention, management and control of waste; to give effect to provisions of certain acts adopted by institutions of the European communities in respect of those matters; to amend the Environmental Protection Agency Act, 1992, and to repeal certain enactments and to provide for related matters.</p>	<p>The Waste Management Act contains a number of key legal obligations, including requirements for waste management planning, waste collection and movement, the authorisation of waste facilities, measures to reduce the production of waste and/or promote its recovery.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Hazardous Waste Management Plan 2021-2027</p>	<p>The EPA's National Hazardous Waste Management Plan (NWHMP) covers a six-year period from 2021 to 2027. This is the fourth National Hazardous Waste Management Plan and is made under Section 26 of the Waste Management Act 1996. It sets out the priorities to be pursued over the next six years and beyond to improve the prevention and management of hazardous waste, taking into account the progress made since the previous revised plan, and the waste policy and legislative changes that have occurred since the previous revised plan was published. The purpose of this plan is to protect the environment and human health in Ireland through best-practice management of hazardous wastes.</p>	<p>The Plan's objectives are:</p> <ol style="list-style-type: none"> 1. Support and drive priority prevention actions by industry and the public to reduce the generation of hazardous waste; 2. Support the identification of adequate and appropriate collection infrastructure for all hazardous wastes with a view to mitigating environmental and health impacts; 3. Endorse the proximity principle such that hazardous wastes are treated as close to the point of production as possible – including within Ireland, taking into account the need for specialised installations for certain types of waste. 4. Support effective regulation of the movement and management of hazardous wastes in line with national policy priorities; 5. Promotion of safe reuse and recycling pathways in support of the circular economy. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Waste Management Plan for a Circular Economy (2024)</p>	<p>The Regional Waste Management Planning Offices, under the auspices of the County and City Management Association National Oversight Group, have co-ordinated the preparation of this plan which is the first National Waste Management Plan for a Circular Economy. This Plan sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030.</p>	<p>The Plan seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Ministerial Guidelines such as Sustainable Rural Housing Guidelines and Flood Risk Management Guidelines</p>	<p>The Department produces a range of guidelines designed to help planning authorities, An Bord Pleanála, developers and the general public and cover a wide range of issues amongst others, architectural heritage, child care facilities, landscape, quarries and residential density.</p>	<p>The Minister issues statutory guidelines under Section 28 of the Act which planning authorities and An Bord Pleanála are obliged to have regard to in the performance of their planning functions.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Healthy Ireland Framework 2019-2025</p>	<p>The Healthy Ireland Framework 2019-2025 is a roadmap for building a healthier Ireland.</p>	<p>It is based around four key goals:</p> <ul style="list-style-type: none"> • to increase the proportion of people who are healthy at all stages of life • to reduce health inequalities • to protect the public from threats to health and wellbeing • to create an environment where every individual and sector of society can play their part in achieving a healthy Ireland 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>S.I. 232/2018 - European Union (National Emission Ceilings) Regulations 2018</p>	<p>The Regulations require the Minister to ensure that emissions of the specified pollutants are limited in accordance with the ceilings set out in Schedule 2. Annex III part 2 includes a set of measures to reduce emissions from agriculture.</p>	<p>The Regulations provide that the Environment Protection Agency shall prepare an annual inventory report of emissions of 5 specified pollutants (sulphur dioxide (SO₂), nitrogen oxides (NO_x), non-methane volatile organic compounds (NMVOC), ammonia (NH₃), and fine particulate matter (PM_{2.5}), and in certain years a report on projections of emissions.</p> <p>The Regulations also require the preparation of a national air pollution control programme Referring, among other things, to the 1979 UNECE Convention on Long Range Transboundary Air Pollution), and the establishment of a network to monitor the negative impacts of air pollution upon ecosystems based on a network of monitoring sites that is representative of Ireland's freshwater, natural and semi-natural habitats and forest ecosystem types. The Programme shall contain elements on the use of nitrogen fertilizer and soil protection. In fulfilling the requirements of subparagraph (b) the Minister shall ensure coordination with other monitoring programmes established pursuant to Union legislation including Directive 2008/50/EC, Directive 2000/60/EC and Council Directive 92/43/EEC and, if appropriate, the LRTAP Convention and, where appropriate, make use of data collected under those programmes.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>National Clean Air Strategy 2023</p>	<p>The Clean Air Strategy provides the strategic policy framework necessary to identify and promote integrated measures across government policy that are required to reduce air pollution and promote cleaner air while delivering on wider national objectives.</p>	<ul style="list-style-type: none"> • Having a National Strategy provides a policy framework by which Ireland can develop the necessary policies and measures to comply with new and emerging EU legislation. • The Strategy should also help tackle climate change. • The Strategy considers a wider range of national policies that are relevant to clean air policy such as transport, energy, home heating and agriculture. • In any discussion relating to clean air policy, the issue of people's health is paramount and this is a theme of the Strategy. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Agri-Food Strategy 2030</p>	<p>The Food Vision 2030 Strategy is a new ten year Strategy for the Irish agri-food sector (taken to include primary agriculture, food and drink processing and manufacturing, fisheries, aquaculture and fish processing, forestry and forestry processing and the equine sector).</p>	<p>The Strategy consists of 22 Goals, grouped into four high-level "Missions" for the sector to work toward:</p> <ul style="list-style-type: none"> • A Climate Smart, Environmentally Sustainable Agri-Food Sector • Viable and Resilient Primary Producers with Enhanced Well-Being • Food Which is Safe, Nutritious And Appealing, Trusted And Valued at Home and Abroad • An Innovative, Competitive and Resilient Agri-Food Sector, Driven by Technology And Talent 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Agricultural Schemes, including: Rural Environmental Protection Scheme (REPS), Agri-Environmental Options Scheme (AEOS), Green, Low-Carbon, Agri-environment Scheme (GLAS) and Results-based Environment-Agri Pilot Scheme (REAP)</p>	<p>Agri-environmental funding schemes aimed at rural development for the environmental enhancement and protection. The REPS evolved to AEOS 1, 2 and 3 and currently the Green Low Carbon Agri-Environment (GLAS) Scheme is in place. The recently introduced REAP scheme in Ireland is a two year scheme in place for 2021 and 2022.</p>	<ul style="list-style-type: none"> • Establish best practice farming methods and production methods in order to protect landscapes and maximise conservation. • Protect biodiversity, endangered species of flora and fauna and wildlife habitats. • Ensure food is produced with the highest regard to the environment. • Implement nutrient management plans and grassland management plans. • Protect and maintain water bodies, wetlands and cultural heritage. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Rural Development Programme 2014-2022 (as amended)</p>	<p>The National Rural Development Programme, prepared by the Department of Agriculture, Fisheries and Food, sets out a national programme based on the EU framework for rural development and prioritises improving the competitiveness of agriculture, improving the environment and improving the quality of life in rural areas.</p>	<p>At a more detailed level, the programme also:</p> <ul style="list-style-type: none"> • Supports structural change at farm level including training young farmers and encouraging early retirement, support for restructuring, development and innovation; • Aims to improve the environment, biodiversity and the amenity value of the countryside by support for land management through funds such as Natura 2000 payments etc.; and • Aims to improve quality of life in rural areas and encouraging diversification of economic activity through the implementation of local development strategies such as non-agricultural activities 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Our Rural Future: Rural Development Policy 2021-2025</p>	<p>The vision of this policy is for a thriving rural Ireland which is integral to our national economic, social, cultural and environmental wellbeing and development. Our Rural Future represents the Irish Government's blueprint for a post-COVID-19 recovery and development of rural Ireland over the next 5 years. It provides the framework to achieve the vision of transforming the quality of life and opportunity for people living in rural areas.</p>	<p>A set of policy measures aim to deliver wellbeing for all, and to support an aligned policy approach to rural development. It seeks to promote enhanced community participation, to prepare rural areas for technological, demographic and environmental change, and to address the diversity of challenges and opportunities facing rural areas, informed by analysis, data, and consultation.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Food Wise 2025 (DAFM)</p>	<p>Food Wise 2025 sets out a ten-year plan for the agri-food sector. It underlines the sector's unique and special position within the Irish economy, and it illustrates the potential which exists for this sector to grow even further.</p>	<p>Food Wise 2025 identifies ambitious and challenging growth projections for the industry over the next ten years including:</p> <ul style="list-style-type: none"> • 85% increase in exports to €19 billion. • 70% increase in value added to €13 billion. • 60% increase in primary production to €10 billion. • The creation of 23,000 additional jobs all along the supply chain from producer level to high-end value-added product development. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Tourism Action Plan 2019-2021</p>	<p>The Tourism Action Plan 2019-2021 sets out actions that the Tourism Leadership Group has identified as priorities to be progressed until 2021 in order to maintain sustainable growth in overseas tourism revenue and employment. Each action involves specific tourism stakeholders, both in the public and private sectors, all of whom we expect to proactively work towards the completion of actions within the specified timeframe.</p>	<p>The Plan contains 27 actions focusing on the following areas:</p> <ul style="list-style-type: none"> • Policy Context • Marketing Ireland as a Visitor Destination • Enhancing the Visitor Experience • Research in the Irish Tourism Sector • Supporting Local Communities in Tourism • Wider Government Policy • International Context • Co-ordination Structures 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Tourism Policy Statement: People, Place and Policy – Growing Tourism to 2025</p>	<p>Growing Tourism to 2025 is a policy framework for the development of tourism within the Country.</p> <p>The main goal of this policy statement is to have a vibrant, attractive tourism sector that makes a significant contribution to employment across the country; is economically, socially and environmentally sustainable; helps promote a positive image of Ireland overseas, and is a sector in which people want to work.</p>	<p>The Tourism Policy Statement sets three headline targets to be achieved by 2025:</p> <ul style="list-style-type: none"> • Overseas tourism revenue of €5 billion per year • net of inflation excluding carrier receipts; • 250,000 people employed in tourism; and • 10 million overseas visitors to Ireland per year. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Waterways Ireland Heritage Plan 2016-2020</p>	<p>The Waterways Ireland Heritage Plan provides a strategic framework for the integration of built, natural and cultural heritage into the future management of waterways.</p> <p>The overarching aim of the Plan is to: <i>"Identify and protect the unique waterways heritage and promote its sustainable use for the enjoyment of this and future generations"</i>.</p>	<p>Four objectives of the Plan include the following:</p> <ul style="list-style-type: none"> • Objective 1: Fostering partnerships to continue building waterway heritage knowledge through storing information, undertaking research and developing best practice. • Objective 2: Promoting awareness, appreciation and enjoyment of our waterway heritage with a focus on community engagement. • Objective 3: Promoting the integrated management, conservation, protection and sustainable use of the inland navigable waterway asset. • Objective 4: To develop Waterways Ireland as a heritage organisation committed to achieving the aim of this plan. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Waterways Ireland “Reimagining Our Waterways” 10-Year Plan 2023</p>	<p>10-Year Plan is a visionary roadmap for reimagining historical waterways, greenways and blueways.</p> <p>Waterways Ireland's Vision is to be recognised as having enabled the creation of inspirational inland navigations and waterways experiences, through conservation and sustainable development for the benefit of all.</p>	<p>At the core of our 10-year plan is set of six strategic priorities. These are:</p> <ul style="list-style-type: none"> • Organisation Development & Governance • Sustainable Funding Model • Asset Portfolio Management • Participation and Reputation • Sustainable Development • Climate Action, Environment and Heritage 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Tourism Development and Innovation – A Strategy for Investment 2016-2022, (Fáilte Ireland, 2016)</p>	<p>This strategy sets out the framework and mechanism for the delivery of investment to cities, towns, villages, communities and businesses across the country. It identifies priorities to support innovation in the sector to retain and grow the country's competitiveness in the marketplace. Its ultimate aim is to strengthen the appeal of Ireland for international visitors.</p>	<p>The objectives of the Tourism Development and Innovation Strategy are:</p> <ul style="list-style-type: none"> • To successfully and consistently deliver a world class visitor experience; • To support a tourism sector that is profitable and achieves sustainable levels of growth and delivers jobs; • To facilitate communities to play an enhanced role in developing tourism in their locality, thereby strengthening and enriching local communities; and • To recognise, value and enhance Ireland's natural environment as the cornerstone of Irish tourism. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Housing (Traveller Accommodation) Act 1998</p>	<p>The Housing (Traveller Accommodation) Act 1998 requires that each Housing Authority adopts a Traveller Accommodation Programme for its functional area.</p>	<p>This Act amended and extended the Housing Acts, 1966 to 1997, the Local Government (Planning and Development) Acts, 1963 to 1998, the Local Government Act, 1991, to make provision for the accommodation needs of travellers, to provide for the appointment of a national traveller accommodation consultative committee and local traveller accommodation consultative committees and to provide for related matters.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Sustainable Residential Development and Compact Settlement Guidelines (DHLGH, 2024)</p>	<p>The Guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements. They are accompanied by a companion non-statutory Design Manual that illustrates best practice examples of how the policies and objectives of the Guidelines can be applied.</p>	<p>The Guidelines build on and update previous guidance to take account of current Government policy and economic, social and environmental considerations. There is a renewed focus in the Guidelines on the renewal of existing settlements and on the interaction between residential density, housing standards and quality urban design and placemaking to support sustainable and compact growth.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Retail Planning Guidelines for Planning Authorities (2012)</p>	<p>The Guidelines have five key policy objectives:</p> <ul style="list-style-type: none"> • Ensuring that retail development is plan-led; • Promoting city/town centre vitality through a sequential approach to development; • Securing competitiveness in the retail sector by actively enabling good quality development proposals to come forward in suitable locations; • Facilitating a shift towards increased access to retailing by public transport, cycling and walking in accordance with the Smarter Travel strategy; and • Delivering quality urban design outcomes. 	<p>The aim of the Guidelines is to ensure that the planning system continues to play a key role in supporting competitiveness in the retail sector for the benefit of the consumer in accordance with proper planning and sustainable development. In addition, the planning system must promote and support the vitality and viability of city and town centres thereby contributing to a high standard of urban design and encouraging a greater use of sustainable transport.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Architectural Protection Guidelines for Planning Authorities (2011)</p>	<p>Part 1 of these guidelines includes the criteria to be applied when selecting proposed protected structures for inclusion in the RPS. It also offers guidance to planning authorities on issuing a declaration on a protected structure and on determining planning applications in relation to a protected structure, a proposed protected structure or the exterior of a building within an ACA.</p>	<p>Part 2 contains supplementary detailed guidance to support planning authorities in their role to protect the architectural heritage when a protected structure, a proposed protected structure or the exterior of a building within an ACA is the subject of development proposals and when a declaration is sought in relation to a protected structure.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>National Housing Strategy for Disabled People 2022-2027</p>	<p>The primary objective of the strategy which is to facilitate disabled people to live independently with the appropriate choices and control over where, how and with whom they live, promoting their inclusion in the community.</p>	<p>This Strategy will build on the progress made under the previous strategy, The National Housing Strategy for People with a Disability (NHSPWD) 2011 – 2016 (extended to 2021). The Strategy promotes a whole of community approach to housing for disabled people when planning the provision of housing, including infrastructure, transport, education, and employment.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Derelict Sites Act (1990)</p>	<p>An Act to make provision with respect to land to prevent it being or becoming a derelict site, to enable Local Authorities to require the taking of measures on derelict sites by the owners or occupiers and, in certain circumstances, to acquire derelict sites compulsorily, to establish registers of derelict sites, to enable the minister to give directions in relation to derelict sites, to provide for a derelict sites levy and to provide for other matters connected with the aforesaid and to repeal the Derelict Sites Act 1961.</p>	<p>Under the Act, local authorities can:</p> <ul style="list-style-type: none"> • Prosecute owners who do not comply with notices served • Make compulsory land purchases • Carry out necessary work themselves and charge the owners for the cost <p>All local authorities must:</p> <ul style="list-style-type: none"> • Maintain derelict sites register • Make the register available for public inspection - It can remove an entry from the Register when it is satisfied that improvement works have been carried out on the derelict site. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Urban Regeneration and Housing Act 2015 (as amended)</p>	<p>An Act to make provision with respect to land in areas in which housing is required and in areas which are in need of renewal to prevent it lying idle or remaining vacant, to establish a register of vacant sites in those areas, to provide for vacant sites levy, to amend the Derelict Sites Act 1990, to amend Parts II, III and V of the Planning and Development Act 2000, to amend the Housing (Miscellaneous Provisions) Act 2009 and to provide for related matters.</p>	<p>This Revised Act is an administrative consolidation of the Urban Regeneration and Housing Act 2015. It is prepared by the Law Reform Commission in accordance with its function under the Law Reform Commission Act 1975 (3/1975) to keep the law under review and to undertake revision and consolidation of statute law.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Housing for All - a New Housing Plan for Ireland</p>	<p>The government's overall objective is that every citizen in the State should have access to good quality homes:</p> <ul style="list-style-type: none"> • to purchase or rent at an affordable price • built to a high standard and in the right place • offering a high quality of life 	<p>The policy has four pathways to achieving housing for all:</p> <ul style="list-style-type: none"> • supporting home ownership and increasing affordability • eradicating homelessness, increasing social housing delivery and supporting social inclusion • increasing new housing supply • addressing vacancy and efficient use of existing stock 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Town Centre First Policy (2022)</p>	<p>The Town Centre First Policy is a major cross-government policy that aims to tackle vacancy, combat dereliction and breathe new life into town centres. It advocates for a holistic, place-based approach to sustainable rural development. The Town Centre First policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the business, service, social and cultural.</p>	<p>The Policy contains 33 actions which will give towns the tools and resources they need to become more viable and attractive places in which to live, work, socialise and run a business. This will focus on charting the future direction of their towns, address issues of vacancy and dereliction and add vibrancy to the town centre.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>IDA's Adapt Intelligently: A Strategy for Sustainable Growth and Innovation 2025-29 and associated developments</p>	<p>IDA Ireland's strategy 2025-29 is an ambitious and positive approach to a fast-changing world. Drawing on the opportunities for growth arising from the structural forces that are reshaping the global economy, it sets an ambition:</p> <ul style="list-style-type: none"> • For Ireland to be a leading location for smart, sustainable manufacturing and intelligent, digitalised services • To increase the number of companies undertaking cutting-edge research and innovation and the scope, scale and ambition of their Research, Development and Innovation activity • To retain and enhance Ireland's position in key strategic value chains • To grow the level of investment in sustainable business practices and processes and in developing new sustainability and energy-efficient technologies • For Ireland to be a leading location for the world-class talent and skills needed to realise future growth opportunities. 	<p>In pursuit of the strategic objectives and targets, IDA Ireland will win 1,000 investments to:</p> <ul style="list-style-type: none"> • Secure €7bn in new Research, Development and Innovation investment • Deliver 550 regional investments • Reduce IDA Ireland client carbon emissions by 35% • Create 75,000 jobs • Upskill 40,000 people. <p>This in turn will support IDA Ireland client spend in Ireland of €250bn over the lifetime of the strategy on wages, Irish goods and services, and capital investment, providing further opportunity and economic impact across local supply chains.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Regional/ County/Local Level</p>			
<p>Eastern and Midland Regional Spatial and Economic Strategy 2019-2031</p>	<p>The Regional Spatial and Economic Strategy provides a long-term strategic planning and economic framework for the Eastern and Midland Region in order to support the implementation of the National Planning Framework.</p>	<p>The Eastern and Midland Regional Spatial and Economic Strategy includes provisions for its 12 constituent local authorities: Fingal County Council; Dublin City Council; South Dublin County Council; Dún Laoghaire-Rathdown County Council; Louth County Council; Kildare County Council; Meath County Council; Wicklow County Council; Longford County Council; Laois County Council; Offaly County Council; and Westmeath County Council.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Integrated Implementation Plan 2019-2024</p>	<p>The Transport Strategy for the Greater Dublin Area 2016-2035, which established an overall framework for transport investment over the next two decades and was subject to full SEA and Stage 2 AA, is a key policy shaping the six-year Integrated Infrastructure Plan. The priorities in the Integrated Infrastructure Plan align with the objectives and priorities set out in the Transport Strategy, focused on improving public and sustainable transport.</p>	<p>The Implementation Plan identifies investment proposals for a number of areas including:</p> <ul style="list-style-type: none"> • Bus; • Light Rail; • Heavy Rai; • Integration Measures and Sustainable • Transport Investment; • Integrated Service Plan; and • Integration and Accessibility. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Greater Dublin Area (GDA) Transport Strategy (2022-2042)</p>	<p>This Strategy sets out how transport will be developed across the Greater Dublin Area, covering Dublin, Meath, Wicklow and Kildare.</p> <p>Vision Statement: <i>"The GDA by 2022 is an economically vibrant, active and sustainable international Gateway Region, with strong connectivity across the GDA Region, nationally and worldwide; a region which fosters communities living in attractive, accessible places well supported by community infrastructure and enjoying high quality leisure facilities; and promotes and protects across the GDA green corridors, active agricultural lands and protected natural areas."</i></p>	<p>Core principles deriving from the strategic vision:</p> <ul style="list-style-type: none"> • Dublin as the capital city of Ireland and a major European centre shall grow and progress, competing with other cities in the EU, and serving a wide range of international, national, regional and local needs. • The Dublin and Mid-East Regions will be attractive, vibrant locations for industry, commerce, recreation and tourism and will be a major focus for economic growth within the Country. • The GDA, through its ports and airport connections will continue to be the most important entry/exit point for the country as a whole, and as a Gateway between the European Union and the rest of the World. Access to and through the GDA will continue to be a matter of national importance. • Development in the GDA shall be directly related to investment in integrated high-quality public transport services and focused on compact urban form. • Development within the existing urban footprint of the Metropolitan Area will be consolidated to achieve a more compact urban form • Development in the Hinterland Area will be focused on the high-quality integrated growth and consolidation of development in key identified towns, separated from each other by extensive areas of strategic green belt land devoted to agriculture and similar uses 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Greater Dublin Area Cycle Network Plan</p>	<ul style="list-style-type: none"> • Ensure that the quality of waters covered by the plan is maintained. • Maintain and improve the quantity and quality of water included in the Plan scope. 	<p>Aims to identify and determine:</p> <ul style="list-style-type: none"> • The Urban Cycle Network at the Primary, Secondary and Feeder level. • The Inter-Urban Cycle Network linking the relevant sections of the Urban Network including the elements of the National Cycle Network within the Greater Dublin Area including linkages to key transport locations outside of urban areas such as airports and ports. • The Green Route Network being cycle routes for development of tourist, recreational and leisure purposes. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>NPWS Conservation Plans and/or Conservation Objectives for SACs and SPAs</p>	<p>Management planning for nature conservation sites has a number of aims. These include:</p> <ul style="list-style-type: none"> • To identify and evaluate the features of interest for a site • To set clear objectives for the conservation of the features of interest • To describe the site and its management • To identify issues (both positive and negative) that might influence the site • To set out appropriate strategies/management actions to achieve the objectives 	<ul style="list-style-type: none"> • Conservation objectives for SACs and SPAs (i.e. sites within the Natura 2000 network) have to be set for the habitats and species for which the sites are selected. • These objectives are used when carrying out appropriate assessments for plans and projects that might impact on these sites. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Groundwater Protection Schemes</p>	<p>A Groundwater Protection Scheme provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater.</p>	<p>A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater, and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Local Economic and Community Plans (LECPs), including the Dún Laoghaire-Rathdown LECP 2023-2028</p>	<p>The overarching vision for each LECP is: “to promote the well-being and quality of life of citizens and communities.”</p>	<p>The purpose of the LECP, as provided for in the Local Government Reform Act 2014, is to set out, for a six-year period, the objectives and actions needed to promote and support the economic development and the local and community development of the relevant local authority area, both by itself directly and in partnership with other economic and community development stakeholders.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Land Use Plans, including:</p> <ul style="list-style-type: none"> • Those in force and emerging in the administrative area of Dún Laoghaire-Rathdown (including the overarching Dún Laoghaire-Rathdown County Development Plan 2022-2028); • Those in force and emerging in other adjoining planning authorities (including development plans and associated Variations for: County Wicklow; Dublin City; and South Dublin). 	<ul style="list-style-type: none"> • Outline planning objectives for land use development. • Strategic framework for planning and sustainable development including those set out in National Planning Framework and Regional Economic and Spatial Strategies. • Set out the policies and proposals to guide development in the specific Local Authority area. 	<ul style="list-style-type: none"> • Identify future infrastructure, development and zoning required. • Protect and enhances amenities and environment. • Guide planning authority in assessing proposals. • Aim to guide development in the area and the amount of nature of the planned development. • Aim to promote sustainable development. Provide for economic development and protect natural environmental, heritage. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Cherrywood SDZ Planning Scheme (2014), as amended</p>	<p>Dún Laoghaire-Rathdown County Council, in their role as the designated Development Agency for Cherrywood SDZ, had a statutory duty to draft and agree a Planning Scheme for the SDZ, which was approved by Council following a comprehensive public consultation in December 2012. This was then formally submitted to An Bord Pleanála who subsequently approved the Planning Scheme with modifications in April 2014.</p>	<p>The front-loading of significant transport and social infrastructure (parks and schools) outlined in the Planning Scheme will ensure that the SDZ area will be transformed into a new vibrant community, with approx. 8,700 homes including a minimum of 10% social housing units, spread over the new Town Centre and 3 smaller Village Centres with superior transport links including an enhanced bus service and 5 Luas stops throughout.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Dún Laoghaire-Rathdown County Biodiversity Action Plan 2021-2025</p>	<p>Aims to protect, conserve, enhance and restore heritage, biodiversity and ecosystem services across all spectrums.</p>	<p>Plan's objectives include:</p> <ul style="list-style-type: none"> • gathering information on the biodiversity resource • managing the resource • education and awareness • cooperation to achieve objectives 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>County Dún Laoghaire-Rathdown Character Assessment and Landscape Character Assessments in adjoining local authorities</p>	<p>Characterises the geographical dimension of the landscape.</p>	<ul style="list-style-type: none"> • Identifies the quality, value, sensitivity and capacity of the landscape area. • Guides strategies and guidelines for the future development of the landscape. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Dún Laoghaire-Rathdown "A Climate for Trees - Tree Strategy 2024-2030"</p>	<p>It aims to standardise and guide the Council's approach to trees throughout the county, provide clarity to actions and decisions, and encourage the balanced consideration of individual expectations, public amenity and best practice. This new future-focused strategy highlights the role of trees and the role of the urban forest in addressing climate action, mitigation and adaptation - one of Council's key corporate objectives.</p>	<p>The tree strategy has four overall aims, each with a series of objectives. Specific actions and timescales will be developed on a cyclical basis so that progress can be measured:</p> <ul style="list-style-type: none"> • Protect and Care for our trees • Plant more trees, in the right place • Promote education and awareness of trees • Cooperate and engage 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Dún Laoghaire-Rathdown County Heritage Plan 2021-2025</p>	<p>The Plan's overarching aim is 'Contributing towards quality of life'.</p>	<p>The Plan details a number of actions and initiatives aimed at ensuring that heritage continues to make a significant contribution to quality of life and remains an important part of the social and cultural infrastructure of the County.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Dublin Agglomeration Environmental Noise Action Plan 2024-2028</p>	<p>Noise Action Plans are prepared in accordance with the requirements of the Environmental Noise Regulations 2006, Statutory Instrument 140 of 2006. These Regulations give effect to the EU Directive 2002/49/EC relating to the assessment and management of environmental noise. This Directive sets out a process for managing environmental noise in a consistent manner across the EU and the Noise Regulations set out the approach to meeting the requirements of the Directive in Ireland.</p> <p>The main purpose of Noise Action Plans is to:</p> <ul style="list-style-type: none"> • Inform and consult the public about noise exposure, its effects and the measures which may be considered to address noise problems • Address strategic noise issues by requiring competent authorities to draw up action plans to manage noise issues and their effects • Reduce noise, where possible, and maintain the environmental acoustic quality where it is good. 	<p>The Dublin Agglomeration Noise Action Plan 2024 – 2028 is a combined plan for the agglomeration of Dublin covering six Action Planning Authorities (APAs) including Dublin City Council, Dun Laoghaire-Rathdown County Council, Fingal County Council, South Dublin County Council, Kildare County Council and Wicklow County Council. The Plan is structured in two parts as follows:</p> <ul style="list-style-type: none"> • Sections 1 to 9 – sections covering overarching principles, policy, methodologies etc with all sections relevant to all APAs. • Sections 10 to 15 – separate sections for each agglomeration APA which includes specifics on their administrative area such as details of Priority Important Areas (PIAs), candidate Quiet Areas (CQAs) and measures. Section 10 is the relevant section for Dublin City Council. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Dublin Region Air Quality Plan to improve Nitrogen Dioxide levels in Dublin Region</p>	<p>The four Dublin Local Authorities – Dublin City Council, Dún Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council are committed to protecting and enhancing air quality across the Dublin region. The exceedance of the EU limit value for nitrogen dioxide in the Dublin region in 2019 necessitated the preparation of the Dublin Region Air Quality Plan 2021 - Air Quality Plan to improve Nitrogen Dioxide levels in Dublin Region.</p>	<p>This air quality plan sets out 14 broad measures and a number of associated actions to address the exceedance of the nitrogen dioxide annual limit value.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Dún Laoghaire-Rathdown County Council's Climate Action Plan 2024-2029</p>	<p>The Climate Action Plan sets out how the local authority can promote a range of mitigation, adaptation and other climate action measures, to help deliver on the national climate obligations and the Government's overall National Climate Objective, which seeks to pursue and achieve, by no later than the end of 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy.</p>	<p>The Plan sets out to achieve, by no later than the end of 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral County. Aligned to the Government's National Climate Objective (as set out in the national Climate Action Plan 2024), the new Plan outlines mitigation and adaptation climate action measures across the following six thematic areas - Energy and Buildings, Transport, Flood Resilience, Nature Based Solutions, Circular Economy & Resource Management and Citizen Engagement.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Dublin Regional Energy Masterplan (DREM)</p>	<p>To examine pathways available to the four Dublin Authorities to achieve carbon emission reduction targets to 2030 and 2050.</p>	<p>The masterplan addresses all energy sectors of electricity, heat and transport. Two baseline scenarios were established; the current situation and the future 'business-as-usual' situation, which models the effects of current national level policy implementation to 2030 and 2050.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Dún Laoghaire-Rathdown Tourism and Marketing Strategy 2024-2028</p>	<p>The vision is for Dún Laoghaire-Rathdown to be known as a connected and immersive destination, offering enriching and unique experiences along the coast, in the Dublin Mountains, and in attractive villages and friendly towns. Tourism Strategy aimed at transforming the County into a top tourist destination by 2028.</p>	<p>Highlights of the strategy include:</p> <ul style="list-style-type: none"> • Support the development of Dún Laoghaire Harbour Masterplan & develop water-based recreational infrastructure such as floating swimming area, • Identify and encourage good practice among tourism related businesses that will enable them to become more universally accessible, • Acquire and restore historic ships/boats to use as heritage assets and permanent visitor attractions, • Coast and beaches visitor experience and services plan, • Identify opportunity for a permanent, stand-out visitor attraction in a coastal location, • New water-sports facilities at Killiney Beach, • Support Fáilte Ireland in the development and implementation of a Dublin Mountains Destination Experience Development Plan (DEDP), • Enhance Mountain bike trail (MTB) infrastructure and development of facilities at strategic hubs (such as new mountain biking centres at Ticknock, Glencullen GAP, and Ballinastoe), • Work collaboratively to create an Open-Air Archaeology and/or Coastal Heritage Museum, • Feasibility study for a cable-car development in the Dublin Mountains, • Consider short-hop, sustainable-visitor-experience service to connect key visitor locations, • Further enhance the Coastal Mobility Route through improved supporting infrastructure (such as expansion of bikeshare services along the route), • Investigate opportunities to maximise economic opportunity from motorhome visitors and 'glamping' in the County, • Develop a 'night-time economy plan', • Identify key opportunity sites for a new conference and multi-functional events centre. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

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<p>Town Centre First Plans</p>	<p>Town Centre First aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community.</p>	<p>Town Centre First (TFC) lays the foundation for each town to develop, at a local level, their own plan-led path forward. This will be expressed through a tailored TCF plan, which is underpinned by a clear diagnosis of local strengths and challenges.</p> <p>The TCF approach is centred on:</p> <ul style="list-style-type: none"> • Collaboration and communication – a collaborative process involving all relevant local stakeholders, represented by a collaborative Town Team, with good communication in respect of issues raised and the agreed direction. • Understanding the place – analysis and appraisal underpinned by a town audit/ data gathering -process. • Defining the place – shaping the plan around high-level objectives that are subsequently expressed through a series of actions. • Enabling the place– identifying a clear path to delivery of the Plan, cognisant that this will require actions of varying scale to be delivered by different partners. 	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Fáilte Ireland Tourism plans and strategies, including those relating to the “Ireland’s Ancient East” and “Dublin” including Destination Experience Development Plans and Regional Tourism Development Strategies</p>	<p>Fáilte Ireland’s work includes preparing various plans and strategies for brands and initiatives. These plans are subject to their own environmental assessment processes and any project arising is required to be consistent with and conform with the provisions of all adopted/approved Statutory Policies, Strategies, Plans and Programmes, including provisions for the protection and management of the environment.</p>	<p>Some of Fáilte Ireland’s plans and strategies include various projects relating to land use and infrastructural development, including those relating to development of land or on land and the carrying out of land use activities. Many of these projects exist already while some are not currently in existence.</p> <p>The Statutory Policies, Strategies, Plans and Programmes that provide for different projects undergo a variety of environmental assessments. These assessments ensure that environmental effects are considered, including: those arising from new and intensified uses and activities; and those arising from various sectors such as tourism.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>
<p>Various existing, planned and emerging projects provided for by the above plans and programmes</p>	<p>These projects have been provided for by higher-level plans and programmes.</p>	<p>These projects will contribute towards the development of the area to which the Plan relates and/or wider area and will contribute towards environmental protection and management.</p>	<p>Where new land use developments or activities occur as a result of this legislation, plan, programme, etc., individually or in combination with others, potential in-combination effects may arise. Implementation of the Planning Scheme, as amended, needs to comply with all environmental legislation and align with and cumulatively contribute towards – in combination with other users and bodies and their plans etc. – the achievement of the objectives of the regulatory framework for environmental protection and management.</p>

Appendix III Non-Technical Summary

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Section 1 Introduction and Terms of Reference

This is the Non-Technical Summary of the SEA Environmental Report for Proposed Amendment No. 11. The purpose of the Environmental Report is to provide a clear understanding of the likely environmental consequences of decisions regarding the adoption and implementation of the Proposed Amendment. The Environmental Report has been prepared as part of a Strategic Environmental Assessment (SEA) process for the Proposed Amendment.

What is SEA?

SEA is a systematic process of predicting and evaluating the likely environmental effects of implementing a proposed plan, or other strategic action, in order to ensure that these effects are appropriately addressed at the earliest appropriate stage of decision-making on a par with economic, social and other considerations.

Why is SEA needed? The Benefits

SEA is the planning authority's and the public's guide to what environmental considerations can be, and have been, integrated into the Proposed Amendment. SEA enables the planning authority to direct development towards robust, well-serviced and connected areas – thereby facilitating the general avoidance of incompatible development in the most sensitive, least well-serviced and least well-connected areas, in the area to which the Amendment relates and beyond. SEA provides greater certainty to the public and to developers. Plans, and amendments to these, are more likely to be adopted without delays or challenges and planning applications are more likely to be granted permission. Environmental mitigation is more likely to cost less.

How does the SEA work?

All of the main environmental issues in the area were assembled and considered by the team who prepared the Proposed Amendment. This helped them to devise a Proposed Amendment that contributes towards the protection and management of environmental sensitivities. It also helped to identify wherever potential conflicts between the Proposed Amendment and the environment exist and enabled these conflicts to be mitigated.

The SEA was scoped in consultation with designated environmental authorities.

What is included in the Environmental Report that accompanies the Proposed Amendment?

- A description of the environment and the key environmental issues;
- A description and assessment of alternatives for the Proposed Amendment;
- An assessment of the provisions of the Proposed Amendment; and,
- Mitigation measures, which will avoid/reduce the environmental effects of implementing the Proposed Amendment and will contribute towards compliance with important environmental protection legislation.

Difficulties Encountered during the SEA process

No significant difficulties have been encountered during the undertaking of the assessment to date.

What happens at the end of the process?

An SEA Statement is prepared which summarises, inter alia, how environmental considerations have been integrated into the Proposed Amendment.

Section 2 The Proposed Amendment

2.1 Background Context

The intent of the Proposed Amendment being undertaken by Dún Laoghaire-Rathdown County Council is to ensure the best possible use of the valuable urban lands comprising the area of the Cherrywood Town Centre and Environs. This is to further ensure the timely delivery of a vibrant and attractive Town Centre to underpin the wider area of the town, village and neighbourhood residents, as well as employees and school children.

Dún Laoghaire-Rathdown County Council gave the commitment to undertake this review as part of a recently approved amendment to the Cherrywood Planning Scheme, approved in July 2023. One of the caveats of Amendment No. 8 (Building Height and Density Review) of the Planning Scheme, states as follows:

'The Local Authority will undertake a plan-led review of the Town Centre and Environs having regard to the overall Vision and Principles for Cherrywood and appropriate Government policy, to ensure that the Town Centre functions as a vibrant, mixed use sustainable District Centre at the heart of Cherrywood. This review will seek to ensure an appropriate mix, quantum and phasing of uses to secure a balance of employment, commercial, retail, residential, community and social uses.....'

The Proposed Amendment will be made in the context of social, economic and environmental changes, and changes to planning and development, and environmental policy guidance context at the local, metropolitan, regional and national levels.

2.2 Purpose of Proposed Amendment No. 11

The purpose of the Proposed Amendment is to assist in the actual delivery of a vibrant mixed-use sustainable Town Centre for the Cherrywood community. The Proposed Amendment will seek to affect a shift in the mix of land use and also towards widening the range of land use but not to change the status of the Town Centre. Thus, the status of Cherrywood, and its Town Centre, shall remain designated as a District Centre, as per Regional and Local regulatory planning. Retaining the District Level function is required in order to optimally serve the community, residents and employees, so that it is appropriately scaled, incorporates the 15-minute neighbourhood concept in the interests of sustainability, and so reduces the need to travel. This Proposed Amendment is though also all in the context of the extant Key Vision and Core Guiding Principles for the Cherrywood SDZ Planning Scheme area.

The Proposed Amendment, which is a 'plan-led' and evidence-based approach, focuses on plan and place making and encompasses a new methodology for achieving vibrancy. Further, this plan-led approach is by way of a robustly thought through process following due process and will be evidence-based. The methodology pertaining to the review of the Town Centre (Quadrants) and Environs provides for more flexibility, but also has regard for the requirement to deliver a mixed-use Town Centre that serves and supports the needs of the current and future Cherrywood residents and community.

2.3 General Aims of Proposed Amendment No. 11

In a broad overall synopsis, the general aims of Proposed Amendment No. 11 are:

- To provide and ensure an appropriate and sustainable mix, balance, range and quantum of town centre land uses - employment, retail, non-retail, community, social, healthcare, and residential - within Cherrywood Town Centre and Environs. In this regard, there is intended to be a potential uplift of residential units with a reduction in non-residential uses, on the basis of evidence-based findings from technical reports to inform the land-use mix (notably retail, and also employment), with a then minimum urban employment within the Town Centre Core, and with an increase in plot ratio in the Environs Area to accommodate additional employment uses.

- The current strategic employment provision quantum for Cherrywood will, however, be retained in line with the Regional Spatial and Economic Strategy (RSES) for the Eastern and Midland Region, 2019-2031, guiding principles, and the denotation of Cherrywood in the Dublin Metropolitan Area Strategic Plan (MASP) and the Dún Laoghaire-Rathdown County Development Plan, 2022-2028, as a Strategic Employment Location.
- To explore the delivery of a significant quantum uplift in residential use (through increased plot ratios, sustainable increased densities and building height), in order to make efficient use of scarce urban land, having regard to public investment, and having regard to the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (January 2024).
- To provide for an appropriate and sustainable spatial arrangement of the respective land uses, proximate to public transport and associated active travel modes, with good linkages and improved permeability between the Town Centre Quadrants, and between the Town Centre and the surrounding neighbourhoods.
- To enhance the land use mix profile of the Cherrywood Town Centre and environs, consistent with established policies.
- To support the development of an appropriate and sustainable built form, having due regard to layout, urban form and function, scale, grain, as well as to good placemaking principles to achieve a cohesive, coherent and integrated Town Centre and Environs.
- To maintain consistency with the established Vision, Principles, Themes, and Specific Objectives of the Cherrywood Planning Scheme, 2014, as amended.
- To have due regard to established infrastructure and Phasing and Sequencing requirements of the Cherrywood Planning Scheme and review appropriate Phasing & Sequencing requirements for Cherrywood in relation to delivery of key land uses and securing delivery of essential associated supporting infrastructure and active travel modes going forward.
- To maintain consistency with the County, Regional and National Planning, Policy, Strategy, and Guideline contexts.

2.4 Strategic work undertaken by the Council to ensure evidence-based planning

In preparing the Proposed Amendment, information relating to various sectors, from different Departments within the Council and from different bodies and organisations, was gathered and analysed, contributing towards the development of evidence-led provisions. This work included preparing the following documents that accompany the Proposed Amendment:

- Urban Design and Masterplanning Report
- Servicing Infrastructure Report
- Transport Infrastructure Report
- Viability Report
- Hotel Feasibility Report
- Floorspace Capacity Assessment for Retail and Services Report
- High Intensity Floorspace Report
- Community Audit & Needs Assessment Report
- Sunlight Daylight & Shadow Report
- Wind Microclimate Assessment Report

The undertaking of the SEA and associated Appropriate Assessment processes were part of this strategic work and contributed towards the integration of environmental considerations into the Proposed Amendment.

2.5 Relationship with other relevant Plans and Programmes

It is important to note that when reading the Proposed Amendment, the policy objectives of the existing Planning Scheme are relevant, must be complied with throughout the implementation of the Proposed Amendment and, in this regard, both documents should be read in tandem with each other.

The Proposed Amendment sits within a hierarchy of statutory documents setting out public policy for, among other things, land use planning, infrastructure, sustainable development, tourism, environmental protection and environmental management. The Proposed Amendment must comply with relevant higher-level strategic actions and will, in turn, guide lower-level strategic actions. These documents have been subject to their own environmental assessment processes, as relevant.

At National level broad policies and support for quality and compact placemaking is provided by the Revised National Planning Framework, which sets out Ireland's planning policy direction to 2040, and associated Ministerial Guidelines. The National Planning Framework is to be implemented through Regional Spatial and Economic Strategies and lower tier Planning Schemes and Local Plans. The Regional Spatial and Economic Strategy for the Eastern and Midland Region sets out objectives for land use planning, tourism, infrastructure, sustainable development, environmental protection and environmental management that have been subject to environmental assessment and must, as relevant and appropriate, be implemented through the Dún Laoghaire-Rathdown County Development Plan, which sets out the overarching development strategy for the County, and the Cherrywood SDZ Planning Scheme, as amended.

In order to be realised, projects included in the Proposed Amendment (in a similar way to other projects from any other sector) will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and other licencing requirements as appropriate) that form the statutory decision-making and consent-granting framework.

Section 3 The Environmental Baseline

3.1 Introduction

The summary of the environmental baseline of the SDZ is described in this section. This baseline together with the Strategic Environmental Objectives, which are identified in Section 3.11, is used in order to identify, describe and evaluate the likely significant environmental effects of implementing the Proposed Amendment and in order to determine appropriate monitoring measures.

3.2 Likely Evolution of the Environment in the Absence of a Proposed Amendment

In the absence of the Amendment, the framework for development across the Cherrywood area would be provided by the Planning Scheme, as amended, and other related documents. As a result, the best possible use of the valuable urban lands comprising the area of the Cherrywood Town Centre and Environs would be compromised.

There would be a reduced chance of the timely delivery of a vibrant and attractive Town Centre to underpin the wider area of the town, village and neighbourhood residents, as well as employees and school children.

There would be reduced alignment between the Planning Scheme and: the wider context of social, economic and environmental changes; and changes to planning and development, and environmental policy guidance context at the local, metropolitan, regional and national levels.

The purpose of the Proposed Amendment is to assist in the actual delivery of a vibrant mixed-use sustainable Town Centre for the Cherrywood community.

In the absence of the Proposed Amendment, there would be a decreased likelihood in the extent, magnitude and frequency of the positive environmental effects identified by this assessment occurring, including:

- Contribution towards protection of ecology (including designated sites, ecological connectivity and habitats) by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management.
- Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards the protection of human health by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards placemaking and improvements to the vitality and vibrancy of the SDZ, making it more attractive to live in, work in and visit.
- Contribution towards the protection of soils and designated sites of geological heritage by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards the protection of water by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards climate mitigation and adaptation and reduction of overall emissions to air by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.
- Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region.

- Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth.
- Contributes towards protection of cultural heritage elsewhere by facilitating development within the SDZ.
- Contributes towards protection of wider landscape and landscape designations by facilitating development within the SDZ.

3.3 Biodiversity and Flora and Fauna

Much of the SDZ is already developed and is of low ecological sensitivity. Nonetheless, there are ecological sensitivities within, surrounding and downstream of the SDZ that need to be considered by development being proposed under the Planning Scheme and associated Amendment.

Information on biodiversity and flora and fauna which is relevant to project planning and development and associated environmental assessment and administrative consent of projects includes available information on designated ecological sites and protected species, ecological connectivity (including stepping stones, networks and corridors) and non-designated habitats.

The following information is relevant to ecological connectivity and non-designated habitats:

- CORINE land cover mapping (including areas likely to contain a habitat listed in Annex 1 of the Habitats Directive)¹;
- Trees, groups of trees and woodlands;
- Watercourses and wetlands;
- Other relevant County Development Plans designations;
- The EPA's Framework National Ecological Network for Ireland²; and
- Other sites of high biodiversity value or ecological importance as identified by, for example, the Department of Agriculture, Food and the Marine (badger sets), relevant datasets from the National Biodiversity Data Centre and BirdWatch Ireland's 'Important Bird Areas' (Crowe et al., 2009)³.

Key ecological sensitivities within, adjacent and in close proximity to the SDZ to include:

- **Locally important, non-designated habitats⁴ within and surrounding the SDZ**, providing habitats for flora and fauna and facilitating linkages and corridors to the surrounding countryside for the wildlife, including:
 - **Tuffa springs** areas⁵;
 - **Druid's Glen**⁶;
 - Hedgerows⁷;
 - Trees and woodlands⁸; and
 - Pollinator sites⁹.
- **Protected wildlife species**, including badgers¹⁰, otters¹¹ and bats¹².

¹ The CORINE land cover mapping classifies land cover under various headings. This dataset allows for the identification of lands that are likely to be most valuable to biodiversity including those which are likely to contain a habitat listed in Annex 1 of the Habitats Directive e.g., natural grasslands, peat bogs, salt marshes. CORINE Land Cover is a map of the European environmental landscape based on interpretation of satellite images. Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface.

² The EPA's Framework National Ecological Network provides a classification of the relative importance of areas by virtue of the biodiversity and flora that they contain and the connectivity they provide. Many of the areas identified are corridors.

³ Including: available habitats mapping at a suitable scale; trees; groups of trees and woodlands; and hedgerows.

⁴ The area to which the Proposed Amendment relates supports a range of grassland, woodland and wetland habitats that require specific management to maintain their biodiversity. Habitat value ranges from locally important to county-important scales. There are a number of habitats identified in the "Biodiversity Plan for Cherrywood SDZ" (Dún Laoghaire-Rathdown County Council, 2012).

⁵ These formations vary from: immature recently formed tuffa as the result of recent earthworks exposing shallow perched groundwater tables and spring/seepage along new embankments; to mature, high quality tuffa springs with active groundwater flow and calcareous carbonate precipitation with associated plant communities; to lower quality tuffa spring formations located along small drainage channels (with associated plant communities less dominant). There are two separate protection zones encompassing two tuffa spring formations. The larger of these zones encompasses the only maturely developed tuffa formations within the area to which the Proposed Amendment relates. The springs in this area were identified as an example of the Annex I habitat 'Petrifying springs with tuffa formation' and the site was regarded to be of county-level importance. The smaller of these zones encompasses more immature tuffa formations that comprise an ecologically sensitive area to which the Proposed Amendment relates. For more information refer to the "Tuffa Springs Mitigation Requirements" Appendix from the Planning Scheme (as amended).

⁶ The Glen contains both freshwater and woodland habitat types including eroding upland rivers, calcareous springs and (mixed) broadleaved woodland. These habitats support a range of fauna that are found only in the Glen in the context of the whole SDZ area, including a variety of bats species, birds and invertebrates. For more information refer to "Report on the proposal for an ecological buffer zone at Druid's Glen" Appendix in the Planning Scheme (as amended).

⁷ The hedgerow survey undertaken as a part of the habitat mapping identified the most important hedgerows in Dún Laoghaire – Rathdown in terms of their biodiversity *Dún Laoghaire-Rathdown County Council (2007) Habitat Mapping Survey*.

⁸ TPOs, certain trees, groups of trees and woodlands have been identified in the Dún Laoghaire-Rathdown County Development Plan. Robust and appropriate levels of protection are provided for trees and tree groups identified, with a long-term aim of linking groups together to provide more robust tree assemblages.

⁹ The purpose of the "Pollinator Sites" project is to manage roadside verges and green spaces in a way that allows to maintain safe and accessible roadsides but also support pollinators, and to alter mowing regimes and reduce pesticide use. These areas can be used to create and enhance the ecological networks and wildlife corridors across the County by increasing connectivity and biodiversity. There are currently approx. 100 of these sites identified across the Dún Laoghaire-Rathdown administrative area, some of which are within or in close proximity to the area to which the Proposed Amendment relates.

¹⁰ Badgers are protected by the Wildlife Acts 1976 (as amended) The badger setts (occupied or unoccupied) are also protected. Various setts were recorded within the area to which the Proposed Amendment relates. For more information refer to the "Cherrywood SDZ Biodiversity Plan" in the Planning Scheme (as amended).

- **Aquatic and riverine ecology**¹³ associated with rivers and streams and their tributaries and riparian buffer zones, including the **Loughinstown River** and **Carrickmines Stream**.
- **Ecological designations**, including **UNESCO Dublin Bay Biosphere**¹⁴.
- **Non-statutorily proposed sites:**
 - **Loughinstown Woods proposed Natural Heritage Area**, located immediately to the east of the Planning Scheme boundary; and
 - **Dingle Glen proposed Natural Heritage Area**, located 1 km to the west of the Planning Scheme boundary.

Ecological networks are important in connecting areas of local biodiversity with each other and with nearby designated sites so as to prevent islands of habitat from being isolated entities. They are composed of linear features, such as treelines, hedgerows and rivers/streams, which provide corridors or stepping stones for wildlife species moving within their normal range. They are important for the migration, dispersal and genetic exchange of species of flora and fauna particularly for mammals, especially for bats and small birds and facilitate linkages both between and within designated ecological sites, the non-designated surrounding countryside and urban areas.

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of flora and fauna. The Directive requires that ecological connectivity and areas of ecological value outside the Natura 2000 network of designated ecological sites are maintained.

Man-made habitats within the SDZ can also include important biodiversity features. Gardens provide habitats for a range of wildlife including various bird species, invertebrates such as bees and butterflies and mammals such as hedgehogs, mice, rats and foxes. These species move around between gardens using hedgerows and vegetated areas. These urban green spaces are of importance as they form part of a network of green spaces across the SDZ including gardens, parks, graveyards, amenity walks, railway lines and patches of woodland and scrub within which animals and plants continue to thrive. Ecological islands or areas of habitat that are not connected to surrounding ecologically valuable habitats can also be important.

The zone of influence of the Proposed Amendment with respect to impacts upon ecology via surface waters – including designated ecology – can be estimated to be within 15 km of the SDZ and all downstream areas of catchments which drain the area.

Special Areas of Conservation¹⁵ (SACs) and Special Protection Areas¹⁶ (SPAs) within 15 km of the SDZ are mapped at Figure 3.1.

Land cover is the observed physical cover, as seen from the ground or through remote sensing, including for example natural or planted vegetation, water and human constructions which cover the earth's surface. The CORINE 2018¹⁷ mapping (shown on Figure 3.2) identifies the land cover of central parts of the SDZ as

¹¹ Otters are protected by the Wildlife Acts 1976 (as amended) and the EU Habitats Directive where they are listed under Annex II and IV. Otter holts are also protected. Evidence for otters was recorded in both the Carrickmines River Valley and along the Glen. For more information refer to "Cherrywood SDZ Biodiversity Plan" in the Planning Scheme (as amended).

¹² Bats are protected by the Wildlife Acts 1976 (as amended) and the EU Habitats Directive where they are listed under Annex II. Bat roosts and a diverse and abundant bat population using discrete areas for feeding were identified within the area to which the Proposed Amendment relates. For more information refer to the "Cherrywood SDZ Biodiversity Plan" in the Planning Scheme (as amended).

¹³ The Carrickmines (Glenamuck)/Shanganagh system is a regionally important salmonid system. The Carrickmines system supports a resident population of brown trout and a migratory population of sea trout.

¹⁴ The Dublin Bay United Nations Educational, Scientific and Cultural Organization (UNESCO) Biosphere Reserve in North Bull Island was designated as a Biosphere Reserve in 1981 because of its rare and internationally important habitats and wildlife and the designation was extended to the wider Dublin Bay in 2015, reflecting the Bay's significant environmental, economic, cultural and tourism importance, and extends to over 300 km². Over 300,000 people live within the Biosphere. The Dún Laoghaire-Rathdown area is within three different management zones of the Biosphere: the outer Transition Zone of the Biosphere (this zone comprises 173 km² and forms the outer part of the Biosphere, including residential areas, harbours, ports and industrial and commercial areas); the Core Zone of the Biosphere (this zone comprises 50 km² of areas of high natural value with key areas including the Tolka and Baldoyle Estuaries, Booterstown Marsh, Howth Head, North Bull Island, Dalkey Island and Ireland's Eye); and the Buffer Zone of the Biosphere (this zone comprises 82 km² of public and private green spaces such as parks, greenbelts and golf courses). The Buffer and Transition Zones of the Biosphere Reserve are designated within and surrounding the area to which the Proposed Amendment relates.

¹⁵ SACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) due to their conservation value for habitats and species of importance in the European Union. The Habitats Directive seeks to establish Natura 2000, a network of protected areas throughout the EU. It is the responsibility of each member state to designate SACs to protect habitats and species, which, together with the SPAs designated under the 1979 Birds Directive, form Natura 2000. The European Communities (Birds and Natural Habitats) Regulations 2011, as amended, consolidate the European Communities (Natural Habitats) Regulations 1997 to 2005 and the European Communities (Birds and Natural Habitats) (Control of Recreational Activities) Regulations 2010.

¹⁶ SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) - referred to as the Birds Directive - due to their conservation value for birds of importance in the EU.

¹⁷ The CORINE (Co-ordinated Information on the Environment) land cover data series was devised as a means of compiling geo-spatial environmental information in a standardised and comparable manner. CORINE has become a key data source for informing environmental and planning policy on a national and European level. The main land cover type in Ireland is agricultural land including forestry, which accounts for two-thirds of the national landmass. Most of this is permanent grassland pastures. Peatlands and wetlands are the second most widespread land cover type, covering almost one-fifth of the country. While forested areas cover about one-tenth of the country. Despite rapid development in the past two decades, Ireland's landscape is predominantly rural and agricultural.

construction sites, green urban spaces and industrial or commercial units, with adjacent areas of road and rail networks, urban fabric, pastures and agricultural areas and transitional woodland scrub.

Existing Problems

Ireland's Article 17 report on the Status of EU Protected Habitats and Species in Ireland (DCHG, 2019) identifies various Irish, EU-protected habitats and species to be of unfavourable status and many to be still declining, although it also identifies that a range of positive actions are underway. Ireland's Article 12 Birds Directive Reports and the 6th National Report under the Convention of Biological Diversity identify similar issues.

The Proposed Amendment and associated Planning Scheme as amended include measures to contribute towards the protection of biodiversity and flora and fauna and associated ecosystem services. Previous changes in land uses arising from human development have resulted in a loss of biodiversity and flora and fauna; however, legislative objectives governing biodiversity and fauna were not identified as being conflicted with.

3.4 Population and Human Health

The purpose of the Review/Amendment would be to assist in the delivery of a vibrant mixed-use sustainable Town Centre for the Cherrywood community. The Review/ Amendment will seek to affect a shift in the mix of land use and also towards widening the range of land use but not to change the status of the Town Centre.

The Proposed Amendment will increase the number of max residential units across the Planning Scheme area from circa 10,500 Units to circa 12,800 Units, which is possible due to a new urban design framework and re-alignment and enlarged civic spaces.

The population provided for in the Planning Scheme (as amended) will interact with various environmental components. Potential interactions include:

- Recreational and development pressure on habitats and landscapes;
- Contribution towards increase in demand for waste water treatment at the municipal level;
- Contribution towards increase in demand for water supply and associated potential impact of water abstraction;
- Potential interactions in flood-sensitive areas; and
- Potential effects on water quality.

With regard to human health, impacts relevant to the SEA are those which arise as a result of interactions with environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors e.g. interactions with human health that could occur in urban locations that experience high-levels of traffic congestion and associated particulate matter and noise emissions to air.

Emission limits for discharges to air, soil and water are set with regards to internationally recognised exposure limit values. These are generally set to be many times the safe exposure limit - in order to provide protection. In the event that a plan or programme began to have adverse health effects on surrounding populations it is likely that it would have been identified as being in breach of such emission standards at a very early stage - and long before the manifestation of any adverse health effects in the population. These factors have been considered with regard to the description of: the baseline of each environmental component; and the identification and evaluation of the likely significant environmental effects of implementing the Planning Scheme (as amended).

Site coverage standards have been utilised by the Planning Scheme in order to avoid the adverse effects of over development on a site and its surrounding area, thereby safeguarding sunlight and daylight within the site and/or on adjoining sites. In mixed use areas such as the Town Centre and three Village Centres, a minimum and maximum site coverage has been utilised, along with height and plot ratio, to guide development to ensure that an appropriate urban form is achieved in each centre. In residential plots the safeguarding of sunlight and daylight is achieved through open space standards and maximum heights. The amendment would improve outcomes for daylight and sunlight to streets, spaces and private amenity areas, and to buildings and activities in the town centre. Supplementary wind microclimate assessments at

project level would help to ensure the comfort and safety of pedestrians and cyclists along newly designated activity routes or zones.

Existing Problems

The number of homes within the SDZ with radon levels above the reference level is within the normal range experienced in other locations across the country.

Parts of the SDZ are vulnerable to adverse effects from changes in the occurrence of severe rainfall events and associated flooding from surface water. Flooding in certain circumstances could pose a risk to human health.

3.5 Soil

Main soil types surrounding the built-up areas¹⁸ of Cherrywood are: brown earths (well drained mineral soils, associated with high levels of natural fertility) alluvial soils (associated with alluvial clay, silt or sand river deposits) and lithosol soils (skeletal stony mineral soils, often organic in nature with bare rock outcrops at frequent intervals).

Geological Survey Ireland coordinate the Irish Geological Heritage Programme, whereby an objective has been set to identify and select sites of geological interest within each county across the country. County Geological Sites (CGSs) do not receive statutory protection like Natural Heritage Areas but receive an effective protection from their inclusion in the planning system. The audit of County Geological Sites in Dún Laoghaire-Rathdown was completed in 2014 and identified 12 County Geological Sites. There are no County Geological Sites occurring within the SDZ.

The term "landslide" describes a wide variety of processes that result in the downward and outward movement of materials such as rock, debris, earth, mud and peat under the force of gravity. Issues such as existing ground conditions, slope stability and storage of excavated material have the potential to influence susceptibility to landslides/bog bursts. The potential impacts of landslides include loss of human life/injury, flooding, pollution of watercourses and impacts upon aquatic biodiversity.

There are no landslide events recorded within the SDZ. The GSI have identified¹⁹ the SDZ as having mainly low levels of landslide susceptibility.

In the absence of mitigation, contaminated materials have the potential to adversely impact upon human health, water quality and habitats and species. As is the case with other urban, semi-urban and port areas across the country, there is potential for contamination at sites within the SDZ, especially where land uses occurred in the past, in the absence of environmental protection legislation

Existing Problems

Legislative objectives governing soil were not identified as being conflicted with.

3.6 Water

Since 2000, Water Management in the EU has been directed by the Water Framework Directive 2000/60/EC (WFD). The WFD requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters - surface, ground, estuarine and coastal - and protect, enhance and restore all waters with the aim of achieving *good status*. All public bodies are required to coordinate their policies and operations so as to maintain the *good status* of water bodies that are currently unpolluted and improve polluted water bodies to *good status*.

Surface water at and around the SDZ is channelled by rivers, streams and their tributaries. The northern and eastern fringes of the SDZ are traversed by the Carrickmines Stream while the southern fringe is traversed by the Loughlinstown River. The Carrickmines Stream meets with the Loughlinstown River to the immediate east of the Planning Scheme area's south eastern boundary.

¹⁸ The built-up areas are mainly made up of urban soils. Urban soils are soils, which have been disturbed, transported or manipulated by human activity in the urban environment and are often overlain by a non-agricultural, man-made surface layer that has been produced by mixing, filling or by contamination of land surfaces in urban and suburban areas.

¹⁹ <https://www.gsi.ie/en-ie/programmes-and-projects/geohazards/projects/Pages/Landslide-Susceptibility-Mapping.aspx>

The current WFD (2016-2021) status²⁰ of the rivers and streams draining the SDZ is good (identified by the EPA as: 'Carrickmines Stream_10' and 'Shanganagh_10') and *poor* (identified by the EPA as 'Kill of the Grange Stream_10'). Subject to exemptions provided for by Article 4 of the WFD, some of these water bodies will need improvement in order to comply with the objectives of the WFD. Figure 3.3 illustrates the WFD surface water status within and surrounding the SDZ.

The WFD status (2016-2021) of all groundwater underlying the SDZ (mapped on Figure 3.3) is currently identified as being of *good* status and meeting the objectives of the WFD.

The Planning Scheme to which the Proposed Amendment relates was informed by a Strategic Flood Risk Assessment (SFRA) undertaken in compliance with the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Scheme. The lands subject to Proposed Amendment No. 11 remain outside Zones A or B, as per the original SFRA prepared for the Cherrywood Scheme. Whilst there is a slight change of land use for some of the Town Centre and Environs Superblocks, these modifications do not alter the established flood-risk profile for the area and are considered fully compliant with the Flood Risk Management Guidelines. As the amendments give rise to no new or increased flood risk, the findings and conclusions of the original Strategic Flood Risk Assessment prepared for the Cherrywood SDZ Planning Scheme, 2014 (as amended) remain valid. Accordingly, no further Strategic Flood Risk Assessment is required to be undertaken for the Proposed Amendment. The most significant source of flood risk within the SDZ is from fluvial sources (from rivers and streams). There are other sources of flooding present, including from pluvial (rainwater) and from surface drainage systems sources.

Existing Problems

Subject to exemptions provided for by Article 4 of the WFD, based on available water data, the recorded status of certain surface and groundwater bodies will need improvement in order to comply with the objectives of the WFD. The Proposed Amendment/Planning Scheme (as amended) includes provisions that will contribute towards improvements in the status of waters.

²⁰ As per EPA's WFD Status 2016-2021 classification (<https://gis.epa.ie/EPAMaps/>).

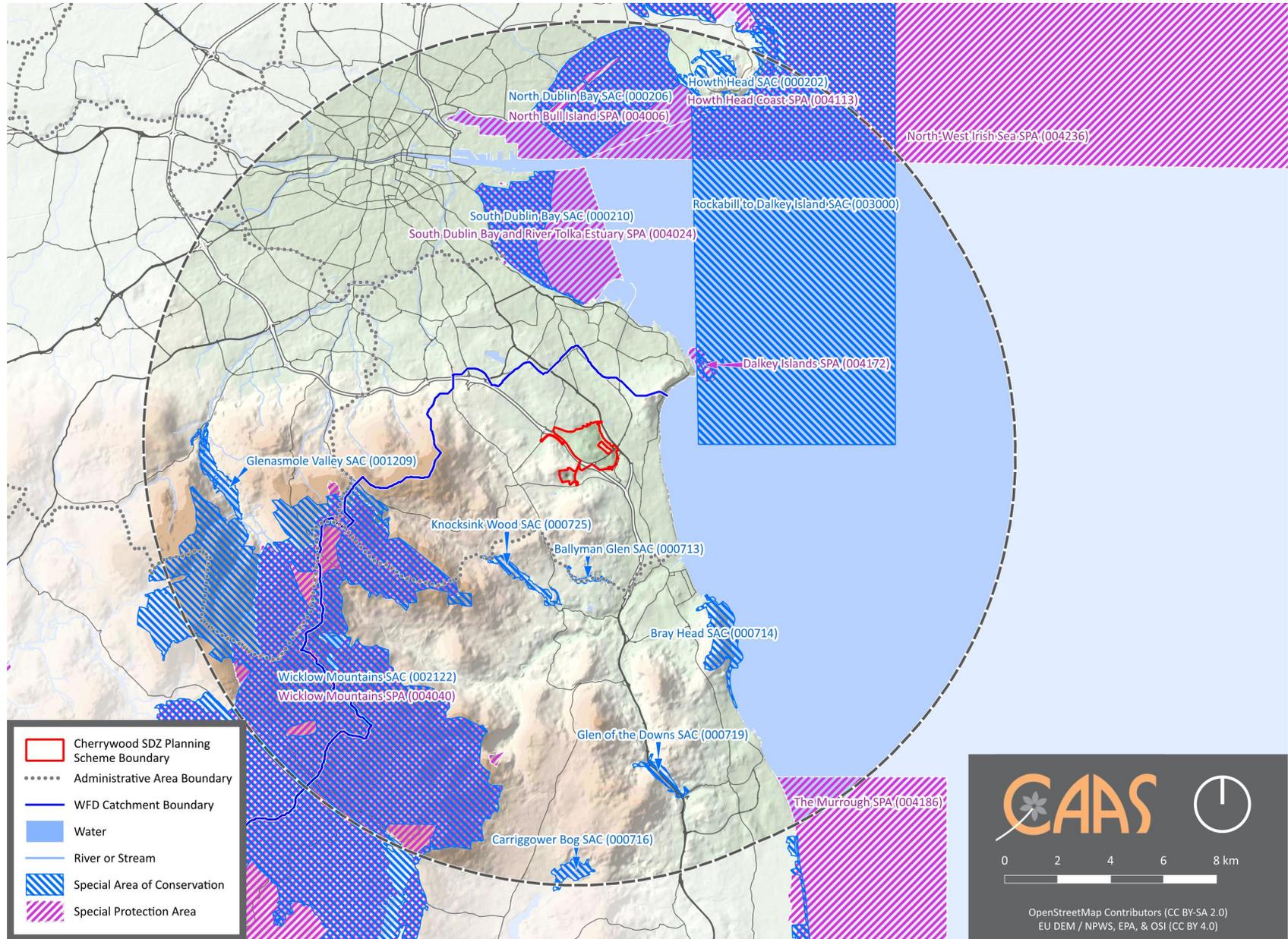


Figure 3.1 European Sites within and within 15 km buffer of the SDZ

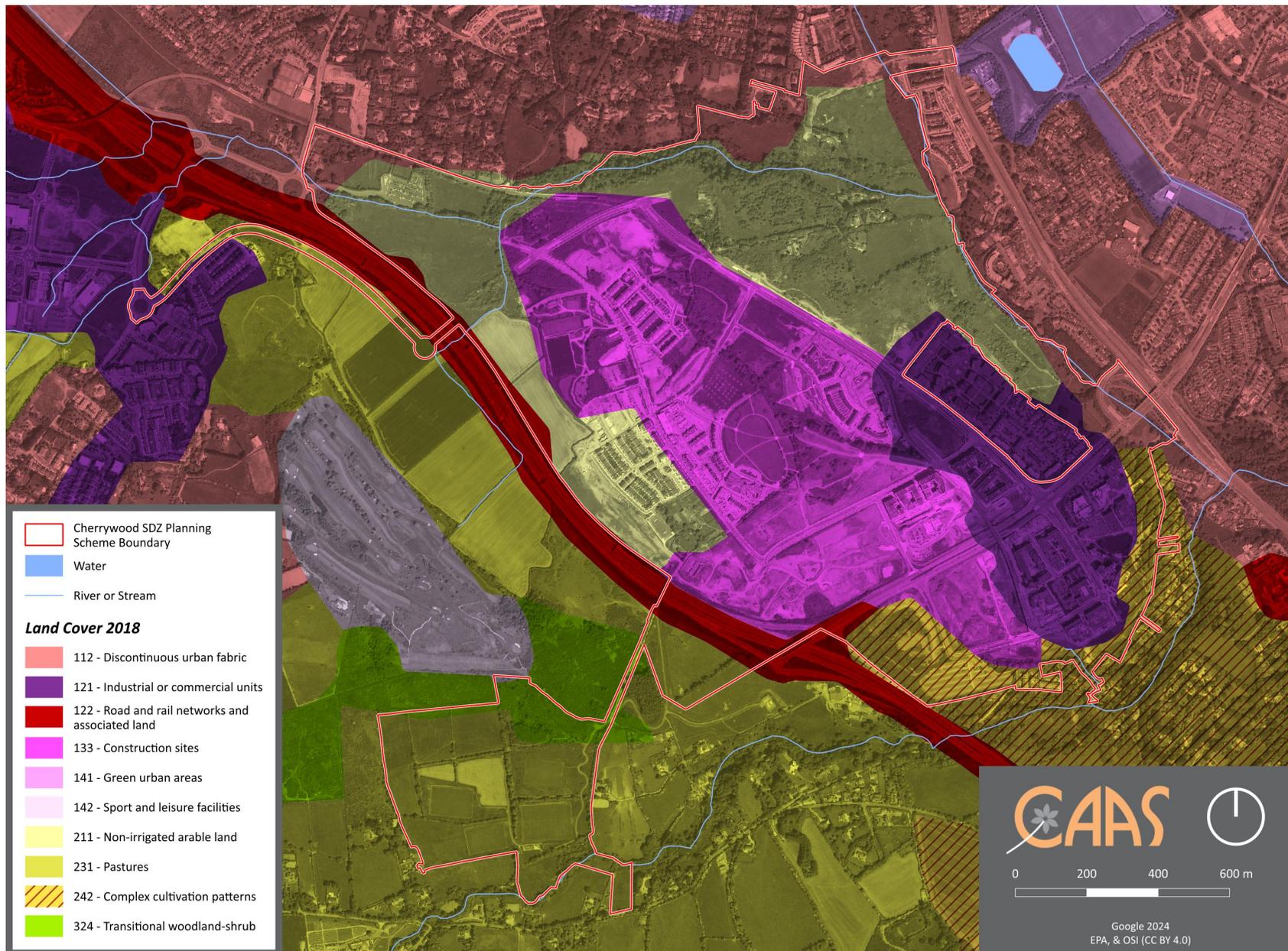


Figure 3.2 CORINE Land Cover Mapping 2018

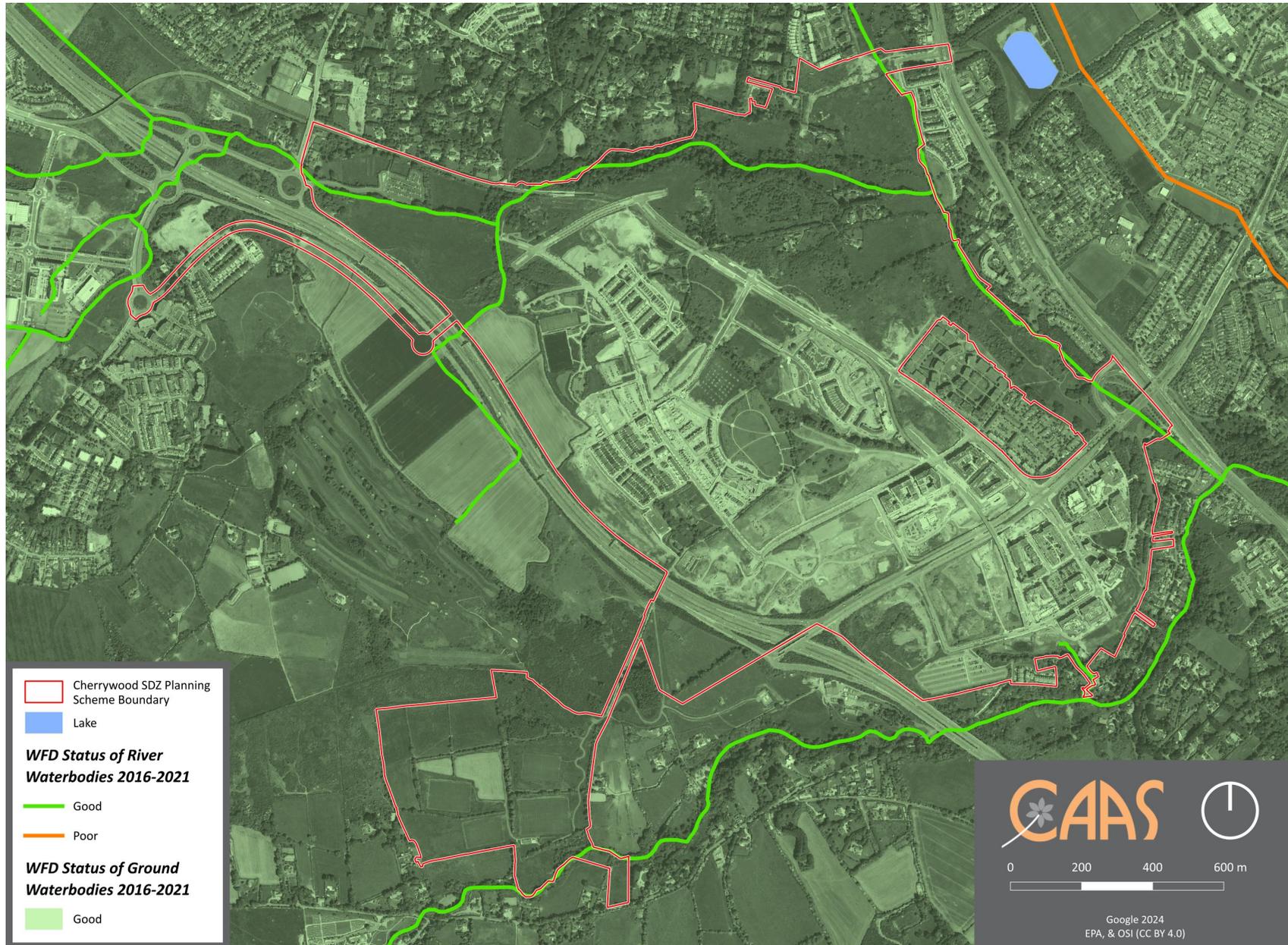


Figure 3.3 Surface Water Status (2016-2021)

3.7 Air and Climatic Factors

Total emissions of greenhouse gases by humans come from various sectors including transport, agriculture, energy industries, manufacturing combustion, industrial processes, residential developments, commercial services developments, waste management processes and fluorinated gases equipment (such as refrigeration and fire protection systems).

In 2023, Ireland's greenhouse gas emissions are estimated to be 55.01 million tonnes carbon dioxide equivalent (Mt CO₂ eq), which is 6.8% lower (or 4.00 Mt CO₂ eq) than emissions in 2022 (59.00 Mt CO₂ eq) and follows a 2.0% decrease in emissions reported for 2022. Emissions are 1.2% below the historical 1990 baseline for the first time in 33 years. In 2023, emissions in the stationary EU Emissions Trading System emissions (covering emissions from sectors including Agriculture, Transport, Energy, Industries, Residential, Manufacturing Combustion and Industrial Processes) decreased by 17%. When land use, land-use change and forestry is included, total national emissions decreased by 3.8%. Emissions under the Effort Sharing Regulation (covering emissions from the electricity and heat generation, industrial manufacturing and aviation sectors) decreased by 3.4%. Decreased emissions in 2023 compared to 2022 were observed in the largest sectors except for transport which showed an increase of 0.3%.

Climate mitigation describes the action to reduce the likelihood of climate change occurring or reduce the impact if it does occur. This can include reducing the causes of climate change (e.g. emissions of greenhouse gases) as well as reducing future risks associated with climate change. The National Climate Action Plan 2025 is the third statutory update to the plan since the Climate Action and Low Carbon Development (Amendment) Act 2021 was signed into law, committing Ireland to 2030 and 2050 targets for reducing greenhouse gas emissions. It builds on Climate Action Plan 2024, outlining how Ireland will accelerate the actions required to respond to the climate crisis, putting climate solutions at the centre of Ireland's social and economic development.

Climate adaptation is a change in natural or human systems in response to the impacts of climate change. These changes moderate harm or exploit beneficial opportunities and can be in response to actual or expected impacts. The National Adaptation Framework (2024) aims to create a unified approach involving both government and society to adapt to climate change. It outlines how various sectors and local authorities can implement adaptation measures to minimise Ireland's vulnerability to climate change's adverse effects while taking advantage of any beneficial impacts. The Framework emphasises the importance of integrating adaptation strategies into all levels of policy making, infrastructure development, and local planning.

The Dún Laoghaire-Rathdown Climate Action Plan 2024-2029 sets out how the local authority can promote a range of mitigation, adaptation and other climate action measures, to help deliver on the national climate obligations and the Government's overall National Climate Objective, which seeks to pursue and achieve, by no later than the end of 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. The Plan sets out to achieve, by no later than the end of 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral County. Aligned to the Government's National Climate Objective (as set out in the National Climate Action Plan), the new Plan outlines mitigation and adaptation climate action measures across the following six thematic areas - Energy and Buildings, Transport, Flood Resilience, Nature Based Solutions, Circular Economy and Resource Management and Citizen Engagement.

The EPA's (2025) *Air Quality in Ireland 2024 Report* is based on data from Ireland's extensive air monitoring network of 115 stations. It reveals that, while Ireland currently meets EU air quality standards, it is projected to fall short of the stricter air quality standards set for 2030 under the new Ambient Air Quality Directive. The new EU Directive, part of the Zero Pollution Action Plan, aims to reduce premature deaths from air pollution by 55% by 2030. Ireland faces significant challenges in meeting these targets, with projected compliance levels of only 93 per cent for fine particulates (PM_{2.5}) and 78% for nitrogen dioxide (NO₂). Ireland also continues to fall short of achieving the more stringent World Health Organization health-based 2040 guidelines for several key pollutants. The report identifies that the primary sources of air pollution in Ireland are solid fuel burning and traffic emissions. The European Environment Agency estimates that in Ireland, more than 1,700 premature deaths annually are attributable to air pollution.

The four Dublin Local Authorities – Dublin City Council, Dún Laoghaire-Rathdown County Council, Fingal County Council and South Dublin County Council are committed to protecting and enhancing air quality across the Dublin region. The exceedance of the EU limit value for nitrogen dioxide in the Dublin region in 2019 necessitated the preparation of the Dublin Region Air Quality Plan 2021 - Air Quality Plan to improve Nitrogen Dioxide levels in Dublin Region.

In order to apply with European Directives relating to air quality, the EPA manages the National Ambient Air Quality Network and measures the levels of a number of atmospheric pollutants at monitoring stations across the country.²¹ There is no such station within the SDZ and the closest station is in Dún Laoghaire.

The Noise Study undertaken to inform the Planning Scheme found that the main source of noise at the SDZ lands is the M50 and that other road national/local roads and light rail sources also contribute to the overall noise environment and these sources. Informed by these noise considerations and contributing towards the protection of human health, the Planning Scheme generally provides Commercial and Employment Uses along the M50.

Existing Problems

Significant progress is being made in the reductions of greenhouse gas emissions; however, Ireland is not on track to meet the 51% emissions reduction target (by 2030 compared to 2018) based on the projections contained in the latest (2025) assessment.

The Climate Change Advisory Council's *Annual Review 2025* outlines Ireland's commitment to achieving climate resilience by 2050, emphasizing the need for effective adaptation measures and coordinated government action, however, it points out that significant gaps remain in preparedness for extreme weather events, particularly in critical infrastructure such as electricity, water, and communication networks. The National Climate Change Risk Assessment and revised National Planning Framework are positive developments, but implementation of adaptation measures is urgently needed. The Review details that four sectors (Transport, Flood Risk Management, Built and Archaeological Heritage, and Local Government) demonstrated good overall progress, four showed moderate progress (Agriculture, Forestry and Seafood, National Adaptation Framework, Electricity and Gas Networks, and Water Quality and Water Services Infrastructure), two showed limited progress (Communications Networks and Health), and one sector (Biodiversity) showed no progress and supplied insufficient evidence.

The overall results showed a slight decline compared with the results in 2024 review; however, the transport sector was one of the four sectors that demonstrated good overall progress in the 2025. The transport sector has made significant progress in climate adaptation, particularly in enhancing infrastructure resilience and exploring innovative solutions. However, the Review emphasizes the need for sustained investment, improved planning, and stronger cross-border collaboration to address vulnerabilities and ensure long-term resilience in the face of increasing climate risks.

Air quality and noise present challenges, especially in urban areas, as detailed under the relevant sub-sections above. With regard to air quality, air pollution from transport is dominated by NO_x emissions. Of these, NO₂ is particularly impactful from a health perspective. The Planning Scheme (as amended) will help to facilitate reductions in emissions and a transition from dependence on fossil fuel combustion powered transport.

3.8 Material Assets

Other material assets, in addition to those referred to below, covered by the SEA include archaeological and architectural heritage (see Section 3.9) natural resources of economic value, such as water and air (see Sections 3.6 and 3.7).

Water Services and Drainage

The Proposed Amendment has been informed by the accompanying Services Infrastructure Report. As identified in the Amendment, the provision of adequate water supply and wastewater infrastructure shall be regulated by Uisce Éireann. As is normal for developments of the town centre scale involved, accompanying new water services infrastructure and upgrades to existing infrastructure will be essential.

²¹ For more detail on current daily air quality data refer to: <https://gis.epa.ie/EPAMaps/>.
CAAS for Dún Laoghaire-Rathdown County Council

Foul sewerage within the SDZ discharges to the Shanganagh Wastewater Treatment Plant (WWTP), which is located approximately 2 km to the east. The WWTP has been upgraded as part of the Shanganagh-Bray Wastewater Project, to cater for existing and all projected future catchment development flows. Both future development areas of Cherrywood and Rathmichael are serviced by the existing foul sewer network infrastructure. A trunk sewer known as the 'Carrickmines Trunk Sewer' was constructed along the valley of the Carrickmines River through the Cherrywood SDZ area in 1996. This sewer, which ranges in diameter from 600mm to 900mm in the Planning Scheme area, also serves Stepside, Ballyogan, Carrickmines and parts of Cabinteely. This sewer is also designed to carry flows (existing and predicted flows) from the Glenamuck/Kiltarnan LAP area.

Shanganagh-Bray WWTP (Reg. No. D0038), with a design capacity of 186,000 PE was identified by the EPA as fully compliant with the Emission Limit Values as set out in the Wastewater Discharge Licence²² and, as indicated by Uisce Éireann, has spare treatment capacity available²³.

With regards to local water supply, the Cherrywood Planning Scheme notes the presence of an existing reservoir nearby at Rathmichael, which is at a suitable elevation and has the potential to provide sufficient local storage to service the full extents of the Cherrywood TCE. However, as noted in the Planning Scheme, the supply to this reservoir is currently inadequate, namely due to its reliance on Roundwood Water Treatment Works. Therefore, as the solution to such supply difficulties are outside the direct control of DLRCC, resolving this issue will require the involvement of Dublin City Council, Uisce Éireann, and the Department of the Housing, Local Government and Heritage.

The RAL identifies water supplies that are not in compliance with the Regulations mentioned above. The most recent EPA Remedial Action List (Q2 of 2025)²⁴ does not include any water scheme that supplies the SDZ.

There are a number of existing attenuation ponds located within the Cherrywood TCE area. Proposed SuDS measures include intensive and extensive green roofs, rainwater harvesting, water butts, attenuation tank, attenuation Ponds, proprietary surface water treatment systems, additional soft landscaping areas.

Based on the documents and information available, the Amendment's Servicing Infrastructure Report determines that the proposed development should not result in any adverse impact on existing surface water drainage capacity or require any upgrades to existing surface water infrastructure within the public domain (outside each of the development plots). This is subject to the current approved discharge rate, along with required updates to intensive and extensive green roof coverage. Ongoing liaison is undertaken with Uisce Éireann in order to verify that the existing Uisce Éireann assets have sufficient capacity to manage use types.

Transport

The SDZ is well situated adjacent to the strategic national road network. It has access to the M50 motorway at Lehaunstown interchange, which directly links the site into the national inter-urban motorway network and also provides vehicular access to centres to the south (Bray/Wicklow), the north (Sandyford/Dundrum) and the west (Tallaght/ Blanchardstown). The site also has access to the N11 dual carriageway at Wyattville interchange, which provides access to Dublin city centre via Cornelscourt, Stillorgan, UCD and Donnybrook. The Wyattville Link Road traverses the site between the two interchanges. It forms part of a route that has been developed over many years to improve access from Dún Laoghaire town and environs to the N11 and M50. The Glenamuck Road is an important link road to the north of the site between Kiltarnan and Cornelscourt.

The SDZ is served by various bus routes which make use of the N11 Core Bus Corridor in the morning peak hour. There are multiple services between Cherrywood and the Loughlinstown area, and then onwards to Dublin City Centre via Dún Laoghaire.

The Luas Green Line traverses the SDZ with stations at Carrickmines, Brennanstown (currently not in service), Lehaunstown, Cherrywood and Bride's Glen that provide a connection from the Cherrywood SDZ

²² https://www.water.ie/sites/default/files/docs/aers/2023/D0038-02_2023_AER.pdf

²³ <https://www.water.ie/connections/developer-services/capacity-registers/wastewater-treatment-capacity-register/Dublin>

²⁴ Available at: <https://www.epa.ie/publications/compliance--enforcement/drinking-water/annual-drinking-water-reports/epa-drinking-water-remedial-action-list-q2-of-2025.php>

to Broombridge via Dublin City Centre. Dún Laoghaire Rathdown County Council will continue collaborative work with TII regarding the future commissioning of the Brennanstown Luas station.

The nearest DART stations to the SDZ are approximately 2.5 km away at Killiney and Shankill. The newly constructed Woodbrook DART Station is approximately 6km from Cherrywood and will open in 2025. The DART provides a high frequency rail service to towards Howth/Malahide to the north via Dublin City Centre and towards Bray/Greystones to the south.

Existing pedestrian and cycle facilities adjacent to the SDZ include:

- Segregated one-way cycle lanes and footways on Wyattville Road, crossing the N11 to Wyattville Link Road as far as Cherrywood roundabout;
- Pedestrian phases in the various sets of traffic signals at the Wyattville interchange;
- Segregated one-way cycle lanes and footways along the majority of the N11;
- Pedestrian footbridges over the N11 at Johnstown Road and Loughlinstown roundabout;
- Two signalised pedestrian crossings of the N11 between the Wyattville interchange and the Johnstown Road junction (Kilbogget and Shanganagh Vale).

Proposed Amendment No. 11 would:

- Improve pedestrian and cycle connectivity and permeability between blocks and then, between the Town Centre quadrants and the Environs plots; and
- Encourage and support resident's access to and through the Town Centre and Environs.
- Improve passive surveillance, and activation of linkages and animation of public spaces.

There would be close connections to public transport, and in particular Luas stops. Focal (green) open space use would be made of a north-south axis, helping to maximise orientation and aspect. There would be direct and well-defined connections between key open spaces, with the relocation of the pedestrian/cycle bridge between Town Centre Quadrants TC1 and TC3.

The Proposed Amendment would provide a refreshed approach to Wyattville Link Road, combining improved surface (at grade) and bridge crossings for future residents and employees. It would also provide for low or no vehicular traffic in local streets in Town Centre Quadrants TC1 and TC3 and the High Intensity Employment blocks. Cherrywood Avenue is proposed as a low speed, pedestrian and cycle priority link street.

It is anticipated that changes in the mix of land uses would result in changes to trip generation figures anticipated under the current Scheme and resultant impact on the operation of junctions on the adjoining road network, as detailed in the Transport Report that supports the Amendment. This may also result in rerouting of vehicles on the wider road network. There would also be possible changes to public transport usage and surface crossings may result in impacts to traffic on Wyattville Link Road. The Transport Studies and associated Report that accompanies the Proposed Amendment provides recommendations that have been acknowledged by the Amendment relating to the Planning Scheme's sustainable travel targets and the sequencing and phasing of residential developments, to ensure the earliest delivery of housing and optimal delivery of road and active travel infrastructure in Cherrywood.

Public Assets and Infrastructure

Public assets and infrastructure that have the potential to be impacted upon by the Planning Scheme (as amended), if unmitigated, include: resources such as public open spaces, parks and recreational areas; public buildings and services; transport and utility infrastructure (electricity, gas, telecommunications, water supply, waste water infrastructure etc.); and natural resources that are covered under other topics such as water and soil.

There are existing telecommunication services and power supply services within, and around the immediate extents of, areas subject to the Proposed Amendment. As is normal for developments of the town centre scale involved under the Proposed Amendment, accompanying new telecommunications and energy infrastructure will be required.

Green Infrastructure

Green Infrastructure is a strategically planned and managed network featuring areas with high quality biodiversity, farmed and wooded lands and other green spaces that conserve ecosystem values which provide essential services to society. Green Infrastructure includes multi-functional green spaces in urban areas as well as ecological connectivity in the wider landscape."

Core to the proposed green infrastructure network is 'The Cherrywood Way', a network of planned open spaces and green infrastructure throughout the Cherrywood Planning Scheme area. At its centre is the archaeologically sensitive Tully Church site and its environs, which form the basis for a unique and distinctive flagship park. A network of green ways, ultimately extending beyond the Planning Scheme boundary, will link the principal open spaces.

Parks and open space promote health and well-being, provide recreational facilities and range of habitats for various species. Green infrastructure is also a crucial component in building resilient communities capable of adapting to the consequences of climate change with trees, woodlands and wetlands providing carbon capture and slowing water flows while improving air quality.

Woodland

Woodlands provide recreational opportunities in addition to their heritage and economic benefits. They are a valuable resource in terms of biodiversity, recreation and tourism, and also important as links in the green infrastructure network.

Waste Management

The National Waste Management Plan for a Circular Economy (Regional Waste Management Planning Offices, 2024) sets out a framework for the prevention and management of waste in Ireland for the period 2024 to 2030. The Planning Scheme (as amended) seeks to influence sustainable consumption and prevent the generation of waste, improve the capture of materials to optimise circularity and enable compliance with policy and legislation.

Existing Problems

The provisions of the Proposed Amendment will contribute towards protection of the environment with regard to impacts arising from material assets. The provision of infrastructure and supporting services for development, particularly water and wastewater services, is critical.

3.9 Cultural Heritage

Archaeological Heritage

The Record of Monuments and Places (RMP) is an inventory, put on a statutory basis by amendment to the National Monuments Act 1994, of sites and areas of archaeological significance, numbered and mapped. It is available from the National Monuments Service and at archaeology.ie. There are 31 monuments and places listed in the RMP (including five Monuments in State Care) within the SDZ. The area has a rich heritage of archaeology, spanning from the Mesolithic (middle Stone Age) through to the Medieval and Post-Medieval periods, and has a significant military history dating from 13th to 18th Centuries. Entries to the RMP include Tully Church and two associate high crosses, a wedge tomb at Laughanstown, Carrickmines Castle, lying at the north-west boundary of the Planning Scheme area, a dolmen at Brennanstown with the Zone of Notification for this monument lies within the Planning Scheme area.

Architectural Heritage

Protected structures are defined in the Planning and Development Act 2000 as amended as structures, or parts of structures that are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. There are nine entries to the Records of Protected Structures that within the SDZ and another five, which are situated on the borders of the Planning Scheme boundary.

Existing Problems

The context of archaeological and architectural heritage has changed over time however no existing conflicts with legislative objectives governing archaeological and architectural heritage have been identified.

3.10 Landscape

The SDZ is part of the current edge between the City's continuous urbanised area and the less developed urban fringe areas. The latter comprise open fields interspersed with dwellings located along the network of roads in the area. The surrounding area lies along the transition between the eastern foothills of the Wicklow Mountains and the coastal plain of the Irish Sea. The SDZ is located in an area centred on a low hill (74mOD) in a valley between Killiney Hill (152mOD) and Carrickgollogan (246mOD). The hill lies at the confluence of two tributaries of the Loughlinstown River - which gives it localised topographic prominence when seen from within these deeply incised, steep-sided stream corridors.

The Landscape Character Assessment for the Dún Laoghaire-Rathdown County Council area identifies 14 Landscape Character Areas. The SDZ is situated within the LCA 14 "Cherrywood Ratchmichael".

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 identifies High Amenity Areas. These areas consist of landscapes of special value where inappropriate development, would contribute to a significant reduction of the landscape setting of the County. The areas immediately adjacent to the High Amenity Areas are also sensitive landscapes. Development in these areas, may affect directly or indirectly the quality and integrity of the adjoining High Amenity areas. Within these areas, the presumption will be generally to resist any development not directly related to the area's amenity potential or its existing use for agriculture, mountain, or hill farming. There is a High Amenity area adjacent to the south-west of the SDZ.

There are no Protected Views or Prospects designated within the SDZ.

Proposed Amendment No. 11 would improve visual interest and better identify the Town Centre as the heart / district centre of Cherrywood. There would be improved legibility around primary focal spaces and improved visual connections between quadrants and surrounding areas.

Existing Problems

New developments have resulted in changes to the visual appearance of lands within the SDZ however legislative objectives governing landscape and visual appearance were not identified as being conflicted with.

3.11 Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) are methodological measures developed from policies that generally govern environmental protection objectives established at international, Community or Member State level e.g. the environmental protection objectives of various European Directives that have been transposed into Irish law and which are required to be implemented. The SEOs are set out under a range of topics (Table 3.1) and are used as standards against which the provisions of the Amendment and the alternatives are evaluated in order to help identify which provisions would be likely to result in significant environmental effects and where such effects would be likely to occur, if – in the case of adverse effects – unmitigated.

Table 3.1 Strategic Environmental Objectives

Environmental Component	Strategic Environmental Objectives
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> • To preserve, protect, maintain and, where appropriate, enhance the terrestrial, aquatic and soil biodiversity, particularly EU designated sites and protected species • Ensure no adverse effects on the integrity of any European site, with regard to its qualifying interests, associated conservation status, structure and function • Safeguard national, regional and local designated sites and supporting features which function as stepping stones for migration, dispersal and genetic exchange of wild species • Enhance biodiversity in line with the National Biodiversity Strategy and its targets • To protect, maintain and conserve natural capital
Population and Human Health	<ul style="list-style-type: none"> • Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management • Ensure that existing population and planned growth is matched with the required public infrastructure and the required services • Safeguard citizens from environment-related pressures and risks to health and well-being
Soil (and Land)	<ul style="list-style-type: none"> • Protect soils against pollution, and prevent degradation of the soil resource • Promote the sustainable use of infill and brownfield sites over the use of greenfield sites • Safeguard areas of prime agricultural land and designated geological sites
Water	<ul style="list-style-type: none"> • Ensure that the status of water bodies is protected, maintained and improved in line with the requirements of the Water Framework Directive and Marine Strategy Framework Directive • Ensure that economic growth of the marine resource and its ecosystems are managed sustainably • Ensure water resources are sustainably managed to deliver proposed regional and County growth targets in the context of existing and projected water supply and wastewater capacity constraints ensuring the protection of receiving environments • Avoid inappropriate zoning and development in areas at risk of flooding and areas that are vulnerable to current and future erosion, particularly coastal areas • Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals
Material Assets	<ul style="list-style-type: none"> • Optimise existing infrastructure and provide new infrastructure to match population distribution proposals – this includes transport infrastructure • Ensure access to affordable, reliable, sustainable and modern energy for all which encourages a broad energy generation mix to ensure security of supply – wind, wave solar, tidal, biomass, energy from waste and traditional fossil fuels • Promote the circular economy, reduce waste, and increase energy efficiencies • Ensure there is adequate sewerage and drainage infrastructure in place to support new development • Reduce the energy demand from the transport sector and support moves to electrification of road and rail transport modes • Encourage the transition to a zero-carbon economy by facilitating the development of a grid infrastructure to support renewables and international connectivity. Reduce the average energy consumption per capita including promoting energy efficient buildings, retrofitting, smart- buildings, cities and grids
Air	<ul style="list-style-type: none"> • To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating, industry and agriculture • Maintain and promote continuing improvement in air quality through the reduction of emissions and promotion of renewable energy and energy efficiency • Promote continuing improvement in air quality • Reduction of emissions of sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter which are responsible for acidification, eutrophication and ground-level ozone pollution • Meet Air Quality Directive standards for the protection of human health – Air Quality Directive • Significantly decrease noise pollution and move closer to WHO recommended levels
Climatic Factors	<ul style="list-style-type: none"> • To minimise emissions of greenhouse gasses • Integrate sustainable design solutions into infrastructure (e.g. energy efficient buildings; green infrastructure). • Contribute towards the reduction of greenhouse gas emissions in line with national targets. • Promote development resilient to the effects of climate change • Promote the use of renewable energy, energy efficient development and increased use of public transport
Cultural Heritage	<ul style="list-style-type: none"> • Protect places, features, buildings and landscapes of cultural, archaeological or architectural heritage
Landscape	<ul style="list-style-type: none"> • To implement the landscape related provisions of the Planning Scheme, and the Dún Laoghaire-Rathdown County Development Plan, including the protection and management of landscape designations

Section 4 Alternatives

4.1 Introduction

The SEA Directive requires that reasonable alternatives (taking into account the objectives and the geographical scope of the plan or programme, or amendment thereof) are identified, described and evaluated for their likely significant effects on the environment.

4.2 Limitations and Approach

Strategic alternatives available for the Town Centre and Environs Proposed Amendment to the Cherrywood SDZ Planning Scheme 2014, as amended, are significantly limited by higher-level planning and sectoral objectives. Nonetheless, alternatives are available.

A tiered approach to the identification and assessment of alternatives was being followed, with three tiers of alternatives emerging:

- Tier 1: "High-Level Spatial Concepts";
- Tier 2: "Finer-grained spatial concept options for selected High-Level Spatial Concepts; Option" and
- Tier 3: "Built Form Options".

The process of identification and assessment was informed by multiple disciplines (covering Land Use and Sustainability, Physical and Green Infrastructure, Visual Impact Considerations, Daylight, Sunlight, Overshadowing, Microclimate and other environmental considerations), through meetings and various iterations of drawings, maps and text.

In this Non-Technical Summary, a focus is provided on the Tier 1 alternatives as this tier involves the most consequential decision for the Proposed Amendment and associated environmental interactions. Nonetheless, Tier 2 and 3 Alternatives are also addressed.

4.3 Tier 1 Alternatives: "High-Level Spatial Concepts"

4.3.1 High-Level Spatial Concept 1 – Minor changes

This concept provides for minor changes only to the current Cherrywood Planning Scheme and the Urban Form Development Framework for the Town Centre. In particular, this concept would:

- Make no change to the overall function, location, mix and quantum of land uses as set out in the current Cherrywood Planning Scheme and the Urban Form Development Framework for the Town Centre.
- Retain the essential structure of streets, spaces and urban blocks as set out in the current Cherrywood Planning Scheme and the Urban Form Development Framework for the Town Centre.
- Retain the current controls relating to density of development and building heights.
- Retain the current approach to vehicular movement, loading and servicing, and pedestrian and cycle movement.

Land Use and Sustainability

The Scheme, which was originally approved in 2014, would not fully align with recent changes to land use requirements, emerging trends and changes to Government policy. As a result, there would be the potential for the over provision of certain, land uses, which, in turn, may affect the viability of the Town Centre development. If certain elements were not realised, then the delivery of a vibrant, mixed-use sustainable Town Centre could be impacted.

There would be no change to the overall land use mix under this alternative.

Under the current Scheme, the minimum quantum of HIE zoning is too high, definition of HIE zoning objective too narrow and spatial distribution of HIE zoning would greatly limit effectiveness. It is unlikely that HEI office space in the Town Centre and Environs would be delivered/ implemented as envisaged by the Scheme. Market analysis demonstrates limited opportunity for HIE development in the short to medium term. Constraints on use type and spatial distribution of HIE zoning would particularly affect sites TC3, HIE3, HIE4, HIE5 and HIE 6. Overall, this scenario would likely limit delivery of the Scheme, which large portions of the town centre and environs remaining undeveloped.

Further to issues around HIE provision, the quantum of retail use and service use floorspace provided by the original Planning Scheme significantly exceeds a post-Covid assessment of requirements. This alternative would not provide for an appropriate adjustment in the quantum of floorspace.

Community infrastructure provision in the Town Centre under the current Scheme has not delivered facilities to date. There is a risk, that the library/community hub's delivery is too closely aligned with retail development in TC1, which could delay delivery of vital facilities. Considering significant severance in the Town Centre area, the growing population would be underserved by just one large facility.

Under this alternative, there would be an inability to incorporate changes in national policy/guidance (including requirements around Climate Action) without impacting on the quality of development.

Physical and Green Infrastructure

There would be no change to physical (water services, surface water drainage, transport, traffic and sustainable mobility, and other utilities) or green (including pedestrian/cycle linkages and urban design) infrastructure provisions under this alternative. Linkages within quadrants are strong, but more limited between quadrants.

There would be a lack of opportunity to:

- Improve and strengthen pedestrian and cycle linkages, connectivity and permeability between Town Centre quadrants and plots within the study area and also to potentially encourage and require the delivery of said linkages (e.g. perhaps by way of phasing); and
- Improve connectivity between the Town Centre and surrounding Neighbourhoods.

There would be no changes to traffic/transport infrastructure requirements under the current Scheme under this alternative.

There would be no change to surface water runoff and subsequent demands on existing network, along with associated SuDS features, already anticipated under the current Scheme from any proposed "minor changes" to the development. This consideration is based on the assumption that there will be negligible increases in hardstanding areas within the development.

Indicative unit numbers and mixed-use areas available under lower tiers of alternatives would allow for an assessment of any potential change to already anticipated demands for/on existing water and wastewater (foul) networks, although no impact would be envisaged if unit numbers and mixed-use areas are to remain the same as the current Cherrywood Planning Scheme and Urban Form Development Framework for the Town Centre.

Visual Impact Considerations

There would be no change to the current and anticipated broad visual impact, as no change to physical controls and guidelines.

There would be a lack of opportunity to provide a more visually dynamic and diverse Town Centre core, and then Environs (HIE) area.

Daylight, Sunlight, Overshadowing, Microclimate considerations

There would be no change to Scheme volumes and heights under this alternative.

Daylight, sunlight and shadow interactions already anticipated would remain unchanged.

With respect to wind and microclimate, following a previous study carried out by B-Fluid Ltd, the current spatial layout, pedestrian engagement, and architectural features of buildings within the Cherrywood Planning Scheme demonstrate wind microclimate conditions are conducive for comfortable pedestrian activities such as sitting, standing, walking, and cycling/ Where no adverse effects have been observed for intended use, it is advised that the effects of wind on surrounding microclimate such as downwash, downdraft, funnelling effects be considered.

Further Assessment

Providing for development within the Town Centre and Environs under this alternative would reduce demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the SDZ (to a lesser degree than would be the case under the other two alternatives as a result of a less than optimum land use mix that would be less likely to be realised by the market), in areas that are potentially more sensitive, less well-serviced and less-well connected. As a result, the protection and management of environmental components beyond the SDZ would be benefited (again, to a lesser degree than would be the case under the other two alternatives).

This alternative would contribute towards an uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a lesser degree than would be the case under the other two alternatives (including as a result of a less than optimum land use mix that would be less likely to be realised by the market and limited linkages between quadrants), conflicting with these objectives to a greater degree.

As with other alternatives, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur and would need to be mitigated.

4.3.2 High-Level Spatial Concept 2 - Modest changes

This concept provides for modest changes within the essential parameters set out by the Cherrywood Planning Scheme. It would not, however, be bound by the specific controls of the Urban Form Development Framework for the Town Centre. While this concept would allow for modest changes in the configuration of the Town Centre and Environs, controls relating to function, form and movement as set out in the current Cherrywood Planning Scheme would remain unchanged.

In particular, this concept would:

- Make no change to the overall function, location, mix and quantum of land uses as set out in the current Cherrywood Planning Scheme.
- Retain the current controls relating to density of development and building heights.
- Allow a degree of flexibility in how the structure of streets, spaces and urban blocks might be reconfigured or rearranged.

- Allow a degree of flexibility in the arrangement and massing of buildings along street frontages while staying within existing controls for building scale.
- Allow opportunities to improve pedestrian and cycle permeability and links between larger blocks and quadrants in the Town Centre and Environs.

Land Use and Sustainability

The Scheme, which was originally approved in 2014, would not fully align with recent changes to land use requirements, emerging trends and changes to Government policy. As a result, there would be the potential for the over provision of certain, land uses, which, in turn, may affect the viability of the Town Centre development. If certain elements were not realised, then the delivery of a vibrant, mixed-use sustainable Town Centre could be impacted.

There would be no change to the overall function and land use mix under this alternative. The distribution of land uses could be improved to provide greater mix of uses on non-retail streets in the Town Centre.

Under the current Scheme, the minimum quantum of HIE zoning is too high, definition of HIE zoning objective too narrow and spatial distribution of HIE zoning would greatly limit effectiveness. Minor changes to controls (i.e. height, density) are unlikely to assist in the overall delivery of HIE development provided for under this alternative. This alternative would continue to provide an extent of HIE zoning that would align to a major employment location (akin to Dublin Docklands); such provision is not supported by market demand (short or medium term). HIE zoning and floorspace (by use) phasing would remain too rigid. The likely outcome would be for large parts of sites TC3, HIE3, HIE4, HIE5 and HIE 6 to remain undeveloped in the short to medium term. The benefit of changes to the Scheme under this alternative (such as flexibility in street structure, spaces and urban blocks, and in arrangement and massing of buildings along street frontages) would be limited by a lack of flexibility on overall function, location, mix and quantum of land uses.

Further to issues around HIE provision, the quantum of retail use and service use floorspace provided by the original Planning Scheme significantly exceeds a post-Covid assessment of requirements. This alternative would not be likely to provide for an appropriate adjustment in the quantum of floorspace.

Community infrastructure provision in the Town Centre under the current Scheme has not delivered facilities to date. There is a risk, that the library/community hub's delivery is too closely aligned with retail development in TC1, which could delay delivery of vital facilities. Considering significant severance in the Town Centre area, the growing population would be underserved by just one large facility.

Under this alternative, there would be potential for local level and modest changes to the distribution of social, economic and community aspects and infrastructure to improve use mix on certain streets. However, there would be an inability to substantially incorporate changes in national policy/guidance (including requirements around Climate Action) without impacting on the quality of development.

Physical and Green Infrastructure

There would be no change to the overall approach for physical (water services, surface water drainage, transport, traffic and sustainable mobility, and other utilities) or green (including pedestrian/cycle linkages and urban design) infrastructure under this alternative. Local level and modest changes to physical and green infrastructure provisions would be included.

There would be an opportunity to:

- Improve pedestrian and cycle connectivity and permeability between blocks and then, between the Town Centre quadrants and the Environs plots; and

- Encourage and support resident's access to and through the Town Centre and Environs.

However, the viability of the built form would be likely to constrain the activation of these linkages and there would be a need to mitigate any localised/individual instances of reduced permeability and/or directness.

Under this alternative, there would be no impacts to already anticipated requirements under the current Scheme to access to Cherrywood from the wider road network or via public transport. Any necessary rerouting of private vehicles within Cherrywood could be facilitated.

There would be no change to surface water runoff and subsequent demands on existing network, along with associated SuDS features, already anticipated under the current Scheme from any proposed "modest changes" to the development (e.g. re-arrangement of buildings etc.). This consideration is based on the assumption that there will be negligible increases in hardstanding areas within the development.

As this concept allows flexibility in the arrangement and massing of buildings, indicative unit numbers and mixed-use areas available under lower tiers of alternatives would allow for an assessment of any potential change to already anticipated demands for/on existing water and wastewater (foul) networks.

Visual Impact Considerations

There would be no change to the current and anticipated overall broad visual impact. Local level and modest changes to building form would be subject to Scheme controls around height, plot ratio and site coverage.

This alternative would allow for a more visually interesting/diverse Town Centre built form. There would be an opportunity to emphasise key edges and break up potential monolithic built form.

Daylight, Sunlight, Overshadowing, Microclimate considerations

There would be no change to the overall Scheme approach under this alternative and building heights and volumes would remain largely the same, likely resulting in similar outcomes.

Any changes to daylight, sunlight and shadow interactions already anticipated would need to be considered under lower tiers of alternatives.

With respect to wind and microclimate, as per findings from a study conducted by B-Fluid Ltd, adopting alternative design elements while adhering to building proportions and allowing adaptability for modifications could change/enhance wind conditions further. Strategic positioning of buildings with shielding capabilities on the southeastern boundary of the site could offer protection for the entire area. Smaller buildings should be positioned such that they do not directly under much taller buildings to prevent downwash effect. Where the ability to do this is limited, mitigation effects such as planting trees on the top of smaller buildings could help mitigate the effects of descending wind. Additionally, areas where pedestrian activity is expected to include sitting should be placed away from the bottom of the buildings; minor adjustments to pedestrian activities within larger building blocks, aimed at mitigating funnelling effects, are anticipated to enhance overall comfort levels.

Further Assessment

Providing for development within the Town Centre and Environs under this alternative would reduce demand and associated potential for dispersed adverse environmental effects to occur (to a lesser degree than would be the case under Alternative 3 as a result of a less than optimum land use mix that would be less likely to be realised by the market) as a result of development occurring outside of the SDZ, in areas that are potentially more sensitive, less well-serviced and

less-well connected. As a result, the protection and management of environmental components beyond the SDZ would be benefited (to a lesser degree than would be the case under Alternative 3 as a result of a less than optimum land use mix that would be less likely to be realised by the market).

This alternative would contribute towards an uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and infrastructural and services efficiencies (including associated interactions with population) to a lesser degree than would be the case under Alternative (including as a result of a less than optimum land use mix that would be less likely to be realised by the market and constraints to activation of linkages), conflicting with these objectives to a greater degree than would be the case under Alternative 3.

As with other alternatives, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur and would need to be mitigated.

4.3.3 High-Level Spatial Concept 3 - Substantial changes

This concept provides for substantial changes in line with the core principles and objectives of the Cherrywood Planning Scheme. The concept would not, however, be bound by the specific controls of the Cherrywood Planning Scheme or the Urban Form Development Framework for the Town Centre. This concept would allow for changes to most aspects of the function, form and movement of the Town Centre, subject to retaining its role as an important urban and district centre.

In particular, this concept would:

- Allow for change to the location and mix of land uses and the overall quantum of land uses within the overall district centre function. This could facilitate greater mix of uses generally across the Town Centre and Environs.
- Allow for a change to the density of development and building heights within the Town Centre and Environs. This might require a reconsideration of urban scale in the massing of buildings in certain locations. Any change in density and scale of buildings will need to be considered as part of any environmental assessment(s) alongside other relevant factors.
- Allow a reconsideration of the essential structure of streets, spaces and urban blocks. This would allow for improvements to the essential network, connectedness and quality of the public realm.
- Allow opportunities to substantially improve connections for pedestrian and cyclists within the Town Centre and Environs and to surrounding areas and beyond.

Land Use and Sustainability

The Scheme, which was originally approved in 2014, would not fully align with recent changes to land use requirements, emerging trends and changes to Government policy. As a result, there would be the potential for the over provision of certain, land uses, which, in turn, may affect the viability of the Town Centre development. If certain elements were not realised, then the delivery of a vibrant, mixed-use sustainable Town Centre could be impacted.

This alternative would allow for substantial changes to the land use mix and distribution consistent with Cherrywood's strategic function as district centre. A greater extent of mixed use could be provided, within a coherent land use concept, delivering greater co-location of compatible uses, greater mixed use to important streets, and facilitating a reconsideration of the location of critical/destination uses to support the overall land use concept.

This alternative would be likely to improve the viability and deliverability of the Planning Scheme, and in particular, the mixed-use Town Centre.

This alternative would present an opportunity to explore the optimum land use mix, given current and emerging trends. This would likely assist in the delivery and build out of a mixed use,

sustainable and vibrant Town Centre that would provide retail, employment, community, and social facilities for the residents and employees of Cherrywood. This alternative would also present opportunities to improve the form and function of urban blocks and to introduce further improvements to the connectedness and quality of the public realm spaces.

Under the current Scheme, the minimum quantum of HIE zoning is too high, definition of HIE zoning objective too narrow and spatial distribution of HIE zoning would greatly limit effectiveness. A more flexible zoning approach (e.g. within the HIE zoning or subsuming HIE into a general commercial zoning) would be likely to have a positive impact on the delivery of development in within the Town Centre and Environs.

Rather than a commercial urban centre, site TC3 in particular would be likely to develop a more mixed-use character, including higher proportion of residential and service use. Peripheral areas of HIE (sites HIE1 to HIE6) would change character from mono-use business park to that of an expanded, mixed-use urban area, with better integration between town centre and environs. This is considered to provide a more sustainable balance of uses, which is less reliant on peak-hour commuting labour force. A higher resident population would require a higher level of services and community facilities. Overall, development of the Town Centre and Environs would be likely to more viable and progress in short-term under this Alternative. The delivery of employment floorspace consistent with Cherrywood's designation as an important employment centre under this alternative is less predictable and could be supported by operational planning controls and the provision of a percentage of commercial space per block or quadrant.

Further to issues around HIE provision, the quantum of retail use and service use floorspace provided by the original Planning Scheme significantly exceeds a post-Covid assessment of requirements. This alternative would allow for consideration of a substantive change to afford the necessary flexibility to explore a range of land use options for Cherrywood, in terms of the scale, nature and format of potential retail and service end-users.

Community infrastructure provision in the Town Centre under the current Scheme has not delivered facilities to date. There is a risk, that the library/community hub's delivery is too closely aligned with retail development in TC1, which could delay delivery of vital facilities. Considering significant severance in the Town Centre area, the growing population would be underserved by just one large facility. This alternative would provide an opportunity to make community infrastructure provision more likely.

Under this alternative, there would be potential to improve social, economic and social/community outcomes through increased provision and better distribution and location. There would also be an opportunity to address, as applicable, compliance with higher order objectives and changes in national policy/guidance (including requirements around Climate Action).

Physical and Green Infrastructure

Under this alternative there would be potential to improve provision for physical (water services, surface water drainage, transport, traffic and sustainable mobility, and other utilities) and green (including pedestrian/cycle linkages and urban design) infrastructure in line with current best practice and regulation. This would include significantly increasing permeability and connections throughout the Town Centre and to surrounding areas.

There would be an opportunity to:

- Improve pedestrian and cycle connectivity and permeability between blocks and then, between the Town Centre quadrants and the Environs plots; and
- Encourage and support resident's access to and through the Town Centre and Environs.
- Improve passive surveillance, and activation of linkages and animation of public spaces.

However, there would be a need to mitigate any localised/individual instances of reduced permeability and/or directness.

Under this alternative, it is anticipated that changes in the mix of land uses would result in changes to trip generation figures anticipated under the current Scheme and resultant impact on the operation of junctions on the adjoining road network. This may also result in rerouting of vehicles on the wider road network. There would also be possible changes to public transport usage.

There would be little change to surface water runoff and subsequent demands on existing network, along with associated SuDS features, already anticipated under the current Scheme from any proposed "substantial changes" to the development (e.g. amended building heights etc.). This consideration is based on the assumption that there will be minor increases in hardstanding areas within the development.

As this concept allows flexibility in the arrangement and massing of buildings, along with potential changes to building heights, indicative unit numbers and mixed-use areas available under lower tiers of alternatives would allow for an assessment of any potential change to already anticipated demands for/on existing water and wastewater (foul) networks.

Visual Impact Considerations

There would be potential to improve the coherence and legibility of the urban form and urban streets and spaces. There would be an opportunity to introduce greater levels of variety and diversity in the scale and grain of the town centre.

This alternative would allow for a more visually interesting/diverse Town Centre built form. There would be an opportunity to improve visual interest and better identify the Town Centre as the heart / district centre of Cherrywood.

Daylight, Sunlight, Overshadowing, Microclimate considerations

Under this alternative there would be potential to improve outcomes for daylight and sunlight to streets, spaces and private amenity areas, and to buildings and activities in the town centre. Any changes to daylight, sunlight and shadow interactions already anticipated would need to be considered under lower tiers of alternatives.

With respect to wind and microclimate, following B-Fluid's Assessment, adjustments to building proportions and activity patterns can be accommodated, provided such alterations do not introduce heightened downdrafts, downwash, or funnelling effects that may compromise the suitability of specific areas for intended pedestrian activities. Should this approach be pursued, buildings exceeding a height of 25 meters or double the elevation of surrounding structures must undergo supplementary wind microclimate assessments to ensure the comfort and safety of pedestrians and cyclists along newly designated activity routes or zones.

Further Assessment

Providing for an appropriate land use mix and function within the Town Centre and Environs that would be more likely to be realised by the market under this alternative would reduce demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the SDZ (to a greater degree than would be the case under the other two alternatives), in areas that are potentially more sensitive, less well-serviced and less-well connected. As a result, the protection and management of environmental components beyond the SDZ would be benefited (to a greater degree than would be the case under the other two alternatives).

This alternative would contribute towards maximising the uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and maximising infrastructural and services efficiencies (including associated interactions with population) to a greater degree than would be the case under the other two alternatives, conflicting with these to a lesser degree.

As with other alternatives, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur and would need to be mitigated.

4.3.4 Selected High-Level Spatial Concept Tier 1 Alternative

The high-level spatial concept selected for the Plan was "High-Level Spatial Concept 3 - Substantial changes". This alternative emerged from the planning/SEA process having regard to both:

1. The environmental effects which were identified by the SEA and are summarised above; and
2. Other planning – including social and economic – effects that were also considered.

4.4 Tier 2 Alternatives: "Finer-Grained Spatial Concepts"

The Tier 2 alternatives are finer-grained spatial concept options for the selected High-Level Spatial Concepts Option, "Concept 3 – Substantial changes". The ethos for the identification of the Finer-Grained Spatial Concept Alternatives was as follows:

- Focus on opportunities for a connected and diverse town centre, in line with the core principles of the Planning Scheme.
- Function
 - Opportunities for change within larger function of district centre.
 - Potential change in range of uses.
 - Greater diversity of uses.
 - More flexibility in location of some uses – blending.
- Urban structure
 - Strong focal spaces.
 - Connected and legible network of streets.
 - Consideration of larger perimeter streets/avenues.
 - Density changes matched with placemaking and social and physical infrastructure provision.
 - Integration of fine urban grain.
- Urban character and scale
 - 'Traditional' and 'human' character and scale
 - Sense of nature and connections.
 - Potential for height and scale for placemaking and image.
 - Night-time, safety and dealing with difficult frontages.
- Movement and access
 - Pedestrian, cycle and public transport priority.
 - Connected and permeable linking quadrants and larger network.
 - Mobility hubs, Luas and bus priority.
 - At grade connections minimised.
 - Dealing with major traffic arteries.

Finer-Grained Spatial Concept 1 and **Finer-Grained Spatial Concept 2** were identified. The main differences between each option relate to: the axis in focal spaces; and the directness of connections to public transport.

Both concepts provide for connections to public transport; however, the directness of these connections differs across the two concepts:

- Under Finer-Grained Spatial Concept Option 1, there are close connections to public transport, and in particular Luas stops.
- Under Finer-Grained Spatial Concept Option 2, connections to public transport, and in particular Luas stops, are more indirect.

Under both Finer-Grained Spatial Concepts, focal open space areas are located at critical places in the Town Centre. The axes in focal spaces, however, differs across the two concepts:

- Under Finer-Grained Spatial Concept Option 1, focal (green) open spaces use is made of a north-south axis. This is in order to maximise orientation and aspect. There are direct and well-defined connections between key open spaces, with the relocation of the pedestrian/ cycle bridge between TC1 and TC3.
- Under Finer-Grained Spatial Concept Option 2, focal (green) open spaces are configured along a primary east-west axis and these spaces are set in a more internalised location relative to the quadrants and Grand Parade.

The axes in focal (amenity/open) spaces differs across the two concepts:

- Under Finer-Grained Spatial Concept Option 1, orientation of amenity/open space is provided on a north-south axis.

This is in order to maximise orientation and aspect, providing potential for enhanced access to daylight and sunlight for active frontages. This layout, assuming that the bounding blocks to the south are not disproportionately tall, will maximize the sunlit space. The consolidation of layouts under this concept has allowed these spaces (especially the TC1 space) to be larger, which is positive in terms of sunlight on the ground. Given that the TC1 space is the primary Civic Core, this is desirable.

The primary north-south axis in focal spaces are bordered along their entire lengths by buildings to the west and east along this axis which could provide wind mitigation from prevalent south west winds along the north-south axis. Other pedestrian wind comfort concerns can be analysed through supplementary microclimate assessments to assess effects of building heights (when known) where they exceed 25 meters or double the elevation of surrounding structures (as stipulated by the Wind Microclimate Guidelines for Developments in the City of London, August 2019). These assessments should ensure that taller structures do not exacerbate downdrafts or downwash effects, particularly in areas where pedestrian activities are concentrated.

- Under Finer-Grained Spatial Concept Option 2, orientation of amenity/open space is provided on an east-west axis and these spaces are set in a more internalised location relative to the quadrants and Grand Parade. This results in a less favourable access to daylight and sunlight to active frontages. These long and much narrower spaces lend themselves, by virtue of orientation, to shadow cast by the blocks to the south. Even if these blocks are small, it is likely that these spaces will be in shadow for most of the day.

Given the emphasis on primary east-west axis in focal spaces, there is some risk of exacerbating wind tunnelling effects from prevalent west and southwest winds with capabilities of compromising pedestrian comfort. However, Like Finer-Grained Spatial Concept 1, these focal spaces are bordered by buildings along and perpendicular to the axis which could provide wind mitigation. However, road openings leading to and from the open and urban spaces could be subject to tunnelling effects from west and south-west winds.

4.4.1 Selected Finer-Grained Spatial Concept Tier 2 Alternative

The finer-grained spatial concept selected for the Plan was "Finer-Grained Spatial Concept 1". This alternative emerged from the planning/SEA process having regard to both:

1. The environmental effects which were identified by the SEA and are summarised above; and
2. Other planning – including social and economic – effects that were also considered.

4.5 Tier 3 Alternatives: "Built Form Options"

The Tier 3 alternatives are built form options for the selected Finer-Grained Spatial Concepts Option, "Finer-Grained Spatial Concept 1".

Tier 3 alternatives focus on Residential to Non-Residential land use mix.

Built Form Option 1 "Exploratory Market Informed" is guided by market informed / specialist background research for landuses related to Retail, and Retail Services, Services Related, HIE/Employment Related, Community Facilities, and Cultural and Civic. **Option 1 provides for:**

- A slightly higher overall quantum of development (c. 1% more) than Option 2.
- A lower quantum and lower percentage of Residential to Non-Residential uses (c. 31.9% versus c. 35.9%).
- In comparison to Option 2:
 - A lower percentage of Residential (c. 31.9% versus c. 35.9%);
 - A lower percentage of Retail and Services (c. 6.9% versus c. 7.1%);
 - A higher percentage of Leisure / Recreation / Tourism (c. 5.2% versus c. 3.3%);
 - A higher percentage of UrbComm (HIE TCC) (c. 13.3% versus c. 11.1%);
 - A slightly lower percentage of HIE TCE (Strategic Employment) (c. 40.3% versus c. 40.7%); and
 - A higher percentage of Culture & Community (c. 2.3% versus c. 1.9%).

Built Form Option 2 "Viability Adjusted" was viability adjusted in order to technically improve the delivery performance of the potential future build out. **Option 2 provides for:**

- A slightly lower overall quantum of development (c. 1% less) than Option 1.
- In comparison to Option 1:
 - A higher percentage of Residential (c. 35.9% versus c. 31.9%);
 - A higher percentage of Retail and Services (c. 7.1% versus c. 6.9%);
 - A lower percentage of Leisure / Recreation / Tourism (c. 3.3% versus c. 5.2%);
 - A lower percentage of UrbComm (HIE TCC) (c. 11.1% versus c. 13.3%);
 - A slightly higher percentage of HIE TCE (Strategic Employment) (c. 40.7% versus c. 40.3%); and
 - A lower percentage of Culture & Community (c. 1.9% versus c. 2.3%).

Built Form Option 1 "Exploratory Market Informed" and Built Form Option 2 "Viability Adjusted" are considered together under the topics below.

Land Use and Sustainability

Option 1 alternative supports an appropriate mix of uses, and a sustainable provision of HIE reflecting the need to maintain a strong economic and employment function (balanced between TCE and TCC). It positively addresses HIE in current scheme that is too high, rigid and may restrict development of the town centre overall.

Option 1 provides for a slightly higher percentage of UrbComm (HIE TCC) (13% versus 11.1%) and marginally less HIE TCE Strategic Employment (40.3% versus 40.7%). Option 1 has A higher percentage of Culture & Community (c. 2.3% versus c. 1.9%).

Under Option 1 (as opposed to Option 2) there is a lower percentage of Residential use, and a higher percentage of UrbComm. There is also a higher percentage of Leisure / Recreation / Tourism and then Culture and Community Uses. Option 1 also presents a lower quantum and percentage of Residential to Non-residential Uses. There may, under this Option, be a slight imbalance around Residential and then Non-Residential, - this particularly around Leisure/Recreation and Culture and Community uses which may be in a quantum that is higher than it needs to be and also may not be as viable to serve the Cherrywood community. Certain types of Leisure/Recreation may be of a size to serve as an attractor/destination for external visitors. This in itself may present as not being strictly in accordance with proper planning and sustainable development, and indeed in compliance with higher level objectives.

Option 2 alternative supports an appropriate mix of uses, and a sustainable provision of HIE reflecting the need to maintain a strong economic and employment function (balanced between TCE and TCC). It positively addresses HIE in current scheme that is too high, rigid and may restrict development of the town centre overall.

Option provides for a lower percentage of UrbComm (HIE TCC) (11% versus 13%) and marginally higher HIE TCE Strategic Employment (40.7% versus 40.3%). Option 2 has a lower percentage of Culture & Community (c.1.9% versus c. 2.3%).

Option 2 has been viability adjusted to seek to improve and/or assist with the delivery of the potential future build out. In addition, the long-term strategic view with regard to employment was also strengthened. The capacity figures for the Town Centre Core were refined to allow for a residential use mix of c. below maximum of 70% overall facilitated by a transfer of HIE/Urbcomm to the Town Centre Environs (TCE) plots. An adjustment was also made to allow for a potential additional setback floor for the existing residential blocks (aka additional residential provision). For one of the Town Centre superblocks, an alternative land use mix approach is presented to address potential viability issues. This superblock would still be the focus of a potential civic and cultural hub, however, there is a reduction in the land uses comprising UrbComm, Leisure, Community and Culture with a re-assignment of said areas to residential land use.

Thus, under Option 2 (as opposed to Option 1) there is a higher percentage of Residential use, and a slightly higher percentage of HIE TCE (Strategic Employment). The latter is important to future proof the delivery of employment given the designation (in the Dublin MASP) of Cherrywood SDZ as a strategic employment location. Correspondingly in this Option 2, there is a lower percentage of Leisure /Recreation / Tourism and then Culture and Community Uses. It is considered that under this Option with an improved emphasis on the provision of housing, the viability around delivery is also improved. The supporting facilities /uses (Leisure /Recreation and Culture and Community) are though still provided (in possibly a more appropriate quantum).

In generating Option 2, and indeed throughout the process, the need to achieve a sustainable balanced land use mix is paramount and was considered. In this regard, a land use mix, that ensures an appropriate mix, quantum and phasing of uses, is vibrant, necessary for a District Centre designated town centre, nurtures animation at street level and delivers good place making, and quality public realm and linkages. This all to accord with proper planning and sustainable development, and compliance with higher level objectives.

Physical and Green Infrastructure

Tier 3 Alternatives focus on options related to Land Use Mix (Green Infrastructure would have been explored under Tier 1 and 2 Alternatives).

Due to the smaller residential percentage, Option 1 would have the potential to result in fewer outbound trips in the morning and fewer inbound trips in the afternoon/evening, generated by people travelling to and from work. However, a firm conclusion on this would require further analysis and information on the likely demographics of residents e.g. whether they would be employed, the type of work that they would do, where they would work and how they would

work (remote working, onsite working etc). Option 1 would also likely require the allocation of less space for residential parking than Option 2.

Due to the larger residential percentage, Option 2 would have the potential to result in more outbound trips in the morning and more inbound trips in the afternoon/evening, generated by people travelling to and from work. However, a firm conclusion on this would require further analysis and information on the likely demographics of residents e.g. whether they would be employed, the type of work that they would do, where they would work and how they would work (remote working, onsite working etc). Option 1 would also likely require the allocation of less space for residential parking than Option 2.

The overall transport requirements for the two options will likely be similar but opposite i.e. similar public transport capacity might need to be provided for both options, with the difference that more of this capacity would be utilised for inbound trips in the morning under Option 1, whilst more inbound trips requiring higher capacity utilisation would be generated in the afternoon/evening under Option 2. Option 2 may require more residential parking or stricter parking standards to mitigate potential road traffic generated by residents.

Visual Impact Considerations

Tier 3 Alternatives focus on options related to Land Use Mix. (Visual Impact Considerations would have been explored under Tier 1 and 2 Alternatives). That said:

- Development aligning with Option 1, with a slightly higher percentage of Urbcomm, Leisure / Recreation /Tourism and Culture and Community Uses, would translate to a built form attuned (applicable locationally) that would have the visual appearance as more office related and comprising more 'big box' type uses (perhaps bulkier with less detailing).
- Development aligning with Option 2, with a slightly higher percentage of Residential development (above ground level) would translate to a built form attuned visually to reflect its residential use (fenestration type, balconies, winter gardens, etc). with applicable detailing/interest.

Daylight, Sunlight, Overshadowing, Microclimate considerations

Under Option 1:

- Lower residential density would reduce downdraft effects, but taller non-residential buildings may create wind funnelling effects.
- Open leisure and tourism spaces need would wind protection from gusts and exposure to prevailing winds.
- Potential street canyon effects in commercial areas could accelerate wind; corner treatments may mitigate this.
- Leisure and recreation zones would require careful planning to ensure pedestrian comfort in open public spaces.
- Strategic employment blocks may create wind shadow zones, requiring layout adjustments for airflow balance.
- Public spaces and linkages should be designed to avoid wind discomfort through landscaping and windbreaks.

Under Option 2:

- Higher residential density may bring about higher buildings than Option 1, such that the additional floors may tend to increase downdraft effects; setbacks may reduce wind impacts.
- Street-level wind comfort would be crucial for vibrant residential streets; canopies and trees could help to mitigate wind.
- Canyon effects in residential blocks could accelerate wind; staggered layouts or angled facades would be needed.

- Open spaces and courtyards in residential areas should be shielded from wind to enhance liveability.
- Strategic employment zones would need careful placement to avoid wind tunnels and concentrated wind flows.
- Phased development could temporarily expose areas to wind issues; each phase would need wind-sensitive planning.

Assessment against SEOs

Both options would reduce demand and associated potential for dispersed adverse environmental effects to occur as a result of development occurring outside of the SDZ, in areas that are potentially more sensitive, less well-serviced and less-well connected. As a result, the protection and management of environmental components beyond the SDZ would be benefited. Option 2 would be more likely to result in these interactions to a greater degree than Option 1, as Option 2 would be more likely to maximise build out and achieve Scheme provisions (Option 2 was viability adjusted in order to technically improve the delivery performance of the potential future build out).

Both options would contribute towards maximising the uptake in smarter, more sustainable modes of transport (including associated interactions with air, climate mitigation and human health) and maximising infrastructural and services efficiencies (including associated interactions with population), having limited potential conflicts with such efforts. Option 2 would be more likely to result in these interactions to a greater degree than Option 1, as Option 2 would be more likely to maximise build out and achieve Scheme provisions (Option 2 was viability adjusted in order to technically improve the delivery performance of the potential future build out).

Under both Options, there would be potential to improve social, economic and social/community outcomes through increased provision and better distribution and location. There would also be an opportunity to address, as applicable, compliance with higher order objectives and changes in national policy/guidance (including requirements around Climate Action). Option 2 would be more likely to result in these interactions to a greater degree than Option 1, as Option 2 would be more likely to maximise build out and achieve Scheme provisions (Option 2 was viability adjusted in order to technically improve the delivery performance of the potential future build out).

Under both Options, potential conflicts between the construction and operation new development and/or their ancillary infrastructure and the protection of and management of the environment would occur and would need to be mitigated. Option 2 would be more likely to result in these interactions to a greater degree than Option 1, as Option 2 would be more likely to maximise build out and achieve Scheme provisions (Option 2 was viability adjusted in order to technically improve the delivery performance of the potential future build out).

4.5.1 Selected Built Form Option Tier 3 Alternative

The built form option selected for the Plan was "Option 2: Viability Adjusted". This alternative emerged from the planning/SEA process having regard to both:

1. The environmental effects which were identified by the SEA and are summarised above; and
2. Other planning – including social and economic – effects that were also considered.

Section 5 Summary of Effects arising from the Proposed Amendment

Table 5.1 provides a detailed overall evaluation of the environmental effects arising from the Proposed Amendment. The effects encompass all in-combination/cumulative effects arising from implementation of the Proposed Amendment. The Proposed Amendment would contribute towards the proper planning and sustainable development of the SDZ and the wider County and the effects are consistent with those identified by the SEA for the Cherrywood SDZ Planning Scheme 2014.

The potentially significant adverse environmental effects (if unmitigated) arising from implementation of the Proposed Amendment are detailed as are residual effects, taking into account mitigation integrated into both the Proposed Amendment and the existing Cherrywood SDZ Planning Scheme – summarised at Section 6.

Environmental impacts which occur will be determined by the nature and extent of multiple or individual projects and site-specific environmental factors.

Appropriate Assessment (AA) Screening and Stage 2 AA are being undertaken alongside the Proposed Amendment. The requirement for AA is provided under the EU Habitats Directive (Directive 1992/43/EEC). The emerging conclusion of the AA is that the Proposed Amendment will not affect the integrity of any European Site, alone or in combination with other plans or projects.²⁵ The preparation of the Proposed Amendment, SEA and AA has taken place concurrently and the findings of the AA have informed the SEA.

The Planning Scheme to which the Proposed Amendment relates was informed by a Strategic Flood Risk Assessment (SFRA) undertaken in compliance with the 'The Planning System and Flood Risk Management Guidelines for Planning Authorities' (Department of Environment and Office of Public Works, 2009) and associated Department of the Environment, Community and Local Government Circular PL2/2014. The SFRA has informed both the land use zoning and the written provisions of the Scheme. The lands subject to Proposed Amendment No. 11 remain outside Zones A or B, as per the original SFRA prepared for the Cherrywood Scheme. Whilst there is a slight change of land use for some of the Town Centre and Environs Superblocks, these modifications do not alter the established flood-risk profile for the area and are considered fully compliant with the Flood Risk Management Guidelines. As the amendments give rise to no new or increased flood risk, the findings and conclusions of the original Strategic Flood Risk Assessment prepared for the Cherrywood SDZ Planning Scheme, 2014 (as amended) remain valid. Accordingly, no further Strategic Flood Risk Assessment is required to be undertaken for the Proposed Amendment.

²⁵ Except as provided for in Article 6(4) of the Habitats Directive, viz. There must be: (a) no alternative solution available, (b) imperative reasons of overriding public interest for the plan, or variation to the Plan, to proceed; and (c) adequate compensatory measures in place.

Table 5.1 Overall Findings –Effects arising from the Proposed Amendment

Environmental Component	Environmental Effects, in combination with the wider planning framework			SEO Codes ²⁶
	Effects include in-combination effects that are planned for through the wider planning framework including the First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland RSES, the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood SDZ Planning Scheme, as amended.			
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Biodiversity and Flora and Fauna	<ul style="list-style-type: none"> Contribution towards protection of ecology (including designated sites, ecological connectivity and habitats) by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. Contribution towards the maintenance of existing green infrastructure and associated ecosystem services, listed species, ecological connectivity and non-designated habitats. Contribution towards protection and/or maintenance of biodiversity and flora and fauna by contributing towards the protection of natural capital including the environmental vectors of air, water and soil. Biodiversity and flora and fauna includes biodiversity in designated sites (including European Sites and Wildlife Sites) and Annexed habitats and species (including birds and bats), listed/protected species, ecological connectivity and non-designated habitats (including terrestrial and aquatic habitats), and disturbance to biodiversity and flora and fauna – including terrestrial and aquatic biodiversity and flora and fauna. 	<p>Arising from both construction and operation of development and associated infrastructure:</p> <ul style="list-style-type: none"> Loss of/damage to biodiversity in designated sites and Annexed habitats and species, listed species, ecological connectivity and non-designated habitats; and disturbance to biodiversity and flora and fauna; Habitat loss, fragmentation and deterioration, including patch size and edge effects; and Disturbance (e.g. due to noise and lighting along transport corridors) and displacement of protected species such as birds and bats. 	<ul style="list-style-type: none"> Loss of an extent of non-protected habitats and species arising from the replacement of semi-natural land covers with artificial surfaces. Losses or damage to ecology (these would be in compliance with relevant legislation). 	BFF

²⁶ Strategic Environmental Objective (SEO) codes are taken from Table 3.1. CAAS for Dún Laoghaire-Rathdown County Council

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Environmental Component	Environmental Effects, in combination with the wider planning framework			SEO Codes
	Effects include in-combination effects that are planned for through the wider planning framework including the First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland RSES, the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood SDZ Planning Scheme, as amended.			
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Population and Human Health	<ul style="list-style-type: none"> • Promotion of economic growth to encourage retention of working age population and funding of sustainable development and environmental protection and management. • Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. • Contribution towards the protection of human health by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. • Contributes towards protection of human health as a result of contributing towards the protection of natural capital including environmental vectors, such as air and water. • Contribution towards placemaking and improvements to the vitality and vibrancy of the SDZ, making it more attractive to live in, work in and visit. 	<ul style="list-style-type: none"> • Potential adverse effects arising from flood events. • Potential interactions with human health if effects arise from environmental vectors. 	<ul style="list-style-type: none"> • Potential interactions with residual effects on environmental vectors – please refer to residual adverse effects under “Soil”, “Water” and “Air and Climatic Factors” below. 	PHH
Soil	<ul style="list-style-type: none"> • Contribution towards the protection of soils and designated sites of geological heritage by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. • Contribution towards the protection of the environment from contamination. 	<ul style="list-style-type: none"> • Potential adverse effects on the hydrogeological and ecological function of the soil resource, including as a result of development on contaminated lands. • Potential for riverbank erosion. 	<ul style="list-style-type: none"> • Loss of an extent of soil function arising from the replacement of semi-natural land covers with artificial surfaces. • Riverbank erosion will continue to occur naturally over time and is likely to be enhanced by climate change. 	S

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Environmental Component	Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland RSES, the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood SDZ Planning Scheme, as amended.			SEO Codes
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Water	<ul style="list-style-type: none"> Contribution towards the protection of water by facilitating development of lands that have relatively low levels of environmental sensitivities and are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop more sensitive, less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. Contributions towards the protection of water resources including the status of surface and groundwaters and water-based designations. Contribution towards flood risk management and appropriate drainage. 	<ul style="list-style-type: none"> Potential adverse effects upon the status of water bodies and entries to the WFD Register of Protected Areas (ecological and human value), arising from changes in quality, flow and/or morphology. Increase in flood risk and associated effects associated with flood events. 	<ul style="list-style-type: none"> Any increased loadings as a result of development to comply with the River Basin Management Plan. Flood related risks remain due to uncertainty with regard to extreme weather events – however such risks will be mitigated by measures that have been integrated into the Planning Scheme as amended. 	W
Material Assets	<ul style="list-style-type: none"> Contribution towards appropriate provision of infrastructure and services to existing population and planned growth by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served lands elsewhere in the SDZ, elsewhere in the County and in the wider region. Contribution towards compliance with national and regional water services and waste management policies. Contribution towards increase in renewable energy use by facilitating renewable energy and electricity transmission infrastructure developments. Contribution towards limits in increases in energy demand from the transport sector by facilitating sustainable compact growth. Contribution towards reductions in average energy consumption per capita including promoting sustainable compact growth, sustainable mobility, sustainable design and energy efficiency. 	<ul style="list-style-type: none"> Failure to provide adequate and appropriate waste water treatment (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to adequately treat surface water run-off that is discharged to water bodies (water services infrastructure and capacity ensures the mitigation of potential conflicts). Failure to comply with drinking water regulations and serve new development with adequate drinking water (water services infrastructure and capacity ensures the mitigation of potential conflicts). Increases in waste levels. Potential impacts upon public assets and infrastructure. 	<ul style="list-style-type: none"> Exceedance of capacity in critical infrastructure risks remain, including due to uncertainty with regard to climate – however, such risks will be mitigated by: measures, including those requiring the timely provision of critical infrastructure, and compliance with the Water Framework Directive and associated River Basin Management Plan. Residual wastes to be disposed of in line with higher-level waste management policies. Any impacts upon public assets and infrastructure to comply with statutory planning/consent-granting framework. 	MA

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Environmental Component	Environmental Effects, in combination with the wider planning framework Effects include in-combination effects that are planned for through the wider planning framework including the First Revision to the National Planning Framework and associated National Development Plan, the Eastern and Midland RSES, the Dún Laoghaire-Rathdown County Development Plan and the Cherrywood SDZ Planning Scheme, as amended.			SEO Codes
	Significant Positive Effect, likely to occur	Potentially Significant Adverse Environmental Effects, if unmitigated	Likely Residual Adverse Non-Significant Effects	
Air and Climatic Factors	<ul style="list-style-type: none"> Contribution towards climate mitigation and adaptation and reduction of overall emissions to air by facilitating compact development of lands that are served (or can be more easily served) by infrastructure and services, thereby helping to avoid the need to develop less well-served and/or less well-connected lands elsewhere in the SDZ, elsewhere in the County and in the wider region. In combination with other plans, programmes etc., contribution towards the objectives of the wide policy framework relating to climate mitigation and adaptation, and associated contribution towards maintaining and improving air quality and managing noise levels, including through measures relating to: <ul style="list-style-type: none"> Sustainable compact growth; Sustainable mobility, including walking, cycling and public transport; Sustainable design, energy efficiency and green infrastructure. 	<ul style="list-style-type: none"> Potential conflict between development under the Planning Scheme, as amended, and aiming to reduce carbon emissions in line with local, national and European environmental objectives. Potential conflicts between transport emissions, including those from cars, and air quality. Potential conflicts between existing and any increased frequency of noise emissions and protection of existing and future sensitive receptors. Potential conflicts with climate adaptation measures including those relating to flood risk management. 	<ul style="list-style-type: none"> An extent of travel related greenhouse gas and other emissions to air. This has been mitigated by provisions that have been integrated into the Proposed Amendment, including those relating to sustainable compact growth and sustainable mobility. Interactions between noise emissions and sensitive receptors. Various provisions have been integrated into the Proposed Amendment to ensure that noise levels at sensitive receptors will be minimised. 	AC
Cultural Heritage	<ul style="list-style-type: none"> Contributes towards protection of cultural heritage elsewhere by facilitating development within the SDZ. Contributes towards protection of cultural heritage within the SDZ through continued land use zoning that takes into account archaeological and architectural sensitivities. 	<ul style="list-style-type: none"> Potential effects on protected and unknown archaeology and protected architecture arising from construction and operation activities. 	<ul style="list-style-type: none"> Potential effects on known architectural and archaeological heritage and unknown archaeology however, these will occur in compliance with legislation. 	CH
Landscape	<ul style="list-style-type: none"> Contributes towards protection of wider landscape and landscape designations by facilitating development within the SDZ. 	<ul style="list-style-type: none"> Occurrence of adverse visual impacts and conflicts with the appropriate protection of designations relating to the landscape. 	<ul style="list-style-type: none"> Landscapes will change overtime as a result of natural changes in vegetation cover combined with new developments that will occur in compliance with the Planning Scheme's landscape protection measures. 	L

Section 6 Mitigation and Monitoring Measures

6.1 Mitigation

Mitigation measures are measures envisaged to prevent, reduce and, as fully as possible, offset any significant adverse impacts on the environment of implementing the Proposed Amendment. Various environmental sensitivities and issues have been communicated to the Council through the SEA process. By integrating related recommendations into the Proposed Amendment, the Council has ensured that both the beneficial environmental effects of implementing the Amendment have been and will be maximised and that potential adverse effects have been and will be avoided, reduced or offset.

Mitigation was achieved through:

- Strategic work undertaken by the Council to ensure evidence-based planning²⁷;
- Considering alternatives for the Amendment²⁸;
- The integration of environmental considerations into the existing, already in force, Planning Scheme, as amended²⁹; and
- The integration of environmental considerations into the Proposed Amendment³⁰.

6.2 Monitoring

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored. Monitoring is based around indicators that allow quantitative measures of

²⁷ In preparing the Proposed Amendment, information relating to various sectors, from different Departments within the Council and from different bodies and organisations, was gathered and analysed, contributing towards the development of evidence-led provisions. This work included preparing the following documents that accompany the Proposed Amendment:

- Urban Design and Masterplanning Report
- Servicing Infrastructure Report
- Transport Infrastructure Report
- Viability Report
- Hotel Feasibility Report
- Floorspace Capacity Assessment for Retail and Services Report
- High Intensity Floorspace Report
- Community Audit & Needs Assessment Report
- Sunlight Daylight & Shadow Report
- Wind Microclimate Assessment Report

The undertaking of the SEA and associated Appropriate Assessment processes were part of this strategic work and contributed towards the integration of environmental considerations into the Proposed Amendment.

²⁸ Although strategic alternatives in relation to the content of the Plan were significantly limited for the Amendment (see Section 4), as part of the Amendment preparation/SEA process, alternatives for the Amendment were considered. These alternatives were assessed by the SEA process and the findings of this assessment informed the selection of alternatives for the Proposed Amendment, facilitating an informed choice with respect to the type of Proposed Amendment that was prepared and placed on public display.

²⁹ The Cherrywood SDZ Planning Scheme 2014 was subject to SEA, throughout which the environmental authorities were consulted and which facilitated the mitigation of potential significant environmental effects. This mitigation included the integration of environmental considerations into written Planning Scheme provisions and through:

1. Providing a Green Infrastructure use in stream valleys along the northern, eastern and south-eastern boundaries of the site. The selection of this use was informed by flooding, ecological, water and visual considerations and contributes towards the protection and management of these sensitivities.
2. Providing a Green Infrastructure use within the centre of the site, informed by and contributing towards the protection of archaeological and visual sensitivities.
3. Informing Uses, Densities and Access, and Movement throughout the site by sustainable mobility considerations thereby contributing towards the achievement of sustainable mobility patterns.
4. Informing Building Heights and Frontages throughout the site by visual considerations thereby contributing towards the mitigation of visual effects.
5. Generally providing Commercial and Employment Uses along the M50, informed by the noise considerations and contributing towards the protection of human health.
6. Integrating Protected Structures Designations into the Scheme to ensure the protection of architectural heritage.
7. Providing Greenways throughout the Planning Scheme area, contributing towards the achievement of sustainable mobility patterns and ecological connectivity

³⁰ Various provisions have been integrated into the text of the Proposed Amendment through the Amendment-preparation and SEA process. Mitigation was informed by multiple disciplines (covering Land Use and Sustainability, Physical and Green Infrastructure, Visual Impact Considerations, Daylight, Sunlight, Overshadowing, Microclimate and other environmental considerations), through meetings and various iterations, facilitated through the SEA process.

trends and progress over time relating to the Strategic Environmental Objectives identified at Table 3.1 and used in the evaluation. Monitoring indicators, targets, sources and remedial action is provided at Table 6.1 overleaf.

The monitoring measures identified below as part of the Proposed Amendment SEA have integrated the those used for the original 2014 Planning Scheme, as well as parts of those used in the SEAs for the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Eastern and Midland RSES 2019-2031, given the relationship between the Scheme, as amended, and these new, higher-level documents. This consistency across the hierarchy of land use plans will improve the efficiency and effectiveness of future monitoring.

A stand-alone Monitoring Report on the significant environmental effects of implementing the overarching County Development Plan will be prepared in advance of the beginning of the review of that Plan. This report will address indicators aligning to those set out on Table 6.1 for areas, including Cherrywood.

Interim reporting may also be undertaken as part of reporting on the Planning Scheme, as amended, and other local plans.

The Council is responsible for the ongoing review of indicators and targets, collating existing relevant monitored data, the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of remedial action.

Table 6.1 Indicators, Targets, Sources and Remedial Action

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ³¹
Biodiversity, Flora and Fauna	BFF	<ul style="list-style-type: none"> Condition of European sites 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Confirmation of compliance with Planning Scheme provisions relating to the protection of European Sites and sustaining resources Complete the review of the Dún Laoghaire-Rathdown Biodiversity Plan 2009-2013 and implement the revised Plan 	<ul style="list-style-type: none"> DHLGH report of the implementation of the measures contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years)³² DHLGH National Birds Directive Monitoring Report for the under Article 12 (every 6 years)³³ Internal review of Biodiversity Plan and local land use plans Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where condition of European sites is found to be deteriorating this will be investigated with the Regional Assembly and the DHLGH to establish if the pressures are related to Planning Scheme actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance.
		<ul style="list-style-type: none"> Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted 	<ul style="list-style-type: none"> Require all local level land use plans to include ecosystem services and green/blue infrastructure provisions and to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species Complete the review of the Dún Laoghaire-Rathdown Biodiversity Plan 2009-2013 and implement the revised Plan 	<ul style="list-style-type: none"> Internal review of Biodiversity Plan and local land use plans 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> SEAs and AAs as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Screen for and undertake SEA and AA as relevant for new Council policies, plans, programmes etc. 	<ul style="list-style-type: none"> Internal review of new Council policies, plans, programmes etc. under the Planning Scheme 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> Status of water bodies 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below 	<ul style="list-style-type: none"> Included under Water below
		<ul style="list-style-type: none"> Compliance of planning permissions with Planning Scheme measures providing for the protection of Biodiversity and flora and fauna – see Chapter 5 “Green Infrastructure” and associated Cherrywood Biodiversity Plan 	<ul style="list-style-type: none"> For planning permission to be only granted when applications demonstrate that they comply with all Planning Scheme measures providing for the protection of biodiversity and flora and fauna – Chapter 5 “Green Infrastructure” and associated Cherrywood Biodiversity Plan 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems

³¹ Where remedial action is required, consultations with government agencies (e.g. DECC, DT, EPA, HSE, NPWS, Regional Assembly, Uisce Éireann) may be undertaken in order to confirm causes of any identified changes in the environment and in order to develop appropriate responses.

³² Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

³³ Including confirmation with development management that the following impacts have been considered and including use of monitoring data, where available: biodiversity/habitat loss; nitrogen deposition impacts on European sites; recreational disturbance resulting from implementation of tourism and recreation policies and objectives particularly in riparian areas; biodiversity enhancement; and disturbance /visitor pressure impacts of recreation, amenity and tourism development.

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ³¹
Population and Human Health	PHH	<ul style="list-style-type: none"> Implementation of Planning Scheme measures relating to the promotion of economic growth, including those provided for by Chapter 2 "Proposed Development in Cherrywood" 	<ul style="list-style-type: none"> Progress in successfully implementing Planning Scheme measures relating to the promotion of economic growth, including those provided for by Chapter 2 "Proposed Development in Cherrywood" 	<ul style="list-style-type: none"> Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Review internal systems Consultations with DECC
		<ul style="list-style-type: none"> Number of spatial concentrations of health problems arising from environmental factors resulting from development permitted under the Planning Scheme 	<ul style="list-style-type: none"> No spatial concentrations of health problems arising from environmental factors as a result of implementing the Planning Scheme 	<ul style="list-style-type: none"> Review of published information from the Health Service Executive and EPA Internal consultations with the Council's Environment Department 	<ul style="list-style-type: none"> Consultations with the Health Service Executive and EPA
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Planning Scheme measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.
		<ul style="list-style-type: none"> Number of spatial plans that include specific green infrastructure mapping 	<ul style="list-style-type: none"> Require all local level land use plans to include specific green infrastructure mapping 	<ul style="list-style-type: none"> Internal review of local land use plans 	<ul style="list-style-type: none"> Review internal systems
Soil (and Land)	S	<ul style="list-style-type: none"> Proportion of population growth occurring on infill and brownfield lands compared to greenfield (also relevant to Material Assets) 	<ul style="list-style-type: none"> As per the revised NPF, to limit the rate of increase land that is sealed or artificialised per year and promote the reversal of this in suitable areas e.g., flood zones, high density areas Contribute towards the 50% target for all new homes within and adjacent to the existing built-up footprint of Dún Laoghaire-Rathdown To map brownfield and infill land parcels. 	<ul style="list-style-type: none"> EPA Geoportal Compilation of greenfield and brownfield development for the DHLGH Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where the proportion of growth on infill and brownfield sites is not keeping pace with the targets set in the NPF and the RSES, the Council will liaise with the Regional Assembly to establish reasons and coordinate actions to address constraints to doing so.
		<ul style="list-style-type: none"> Instances where contaminated material generated from brownfield and infill must be disposed of 	<ul style="list-style-type: none"> Dispose of contaminated material in compliance with EPA guidance and waste management requirements 	<ul style="list-style-type: none"> Internal review of development management / grants of permission where contaminated material must be disposed of 	<ul style="list-style-type: none"> Consultations with the EPA and Development Management
		<ul style="list-style-type: none"> Environmental assessments and AAs as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Screen for and undertake environmental assessments and AA as relevant for applications for brownfield and infill development prior to planning permission 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ³¹
Water	W	<ul style="list-style-type: none"> Status of water bodies as reported by the EPA Water Monitoring Programme for the WFD 	<ul style="list-style-type: none"> Subject to exemptions provided for by Article 4 of the Water Framework Directive, not to cause deterioration in the status of any surface water or affect the ability of any surface water to achieve 'good status' Implementation of the objectives of the River Basin Management Plan 	<ul style="list-style-type: none"> EPA Monitoring Programme for WFD compliance ³⁴ 	<ul style="list-style-type: none"> Where water bodies are failing to meet at least good status this will be investigated with the DHLGH Water Section, the EPA Catchment Unit, the Regional Assembly and, as relevant, Uisce Éireann to establish if the pressures are related to Planning Scheme actions / activities. A tailored response will be developed in consultation with these stakeholders in such a circumstance. Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		<ul style="list-style-type: none"> Number of incompatible developments permitted within flood risk areas 	<ul style="list-style-type: none"> Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where planning applications are being permitted on flood zones, the Council will ensure that such grants are in compliance with the Flood Risk Management Guidelines and include appropriate flood risk mitigation and management measures.
Material Assets	MA	<ul style="list-style-type: none"> Programmed delivery of Uisce Éireann infrastructure for all key growth towns in line with Uisce Éireann Investment Plan and prioritisation programme to ensure sustainable growth can be accommodated Number of new developments granted permission which can be adequately and appropriately served with waste water treatment over the lifetime of the Planning Scheme 	<ul style="list-style-type: none"> All new developments granted permission to be connected to and adequately and appropriately served by waste water treatment over the lifetime of the Planning Scheme Where septic tanks are proposed, for planning permission to be only granted when applications demonstrate that the outfall from the septic tank will not – in combination with other septic tanks – contribute towards any surface or ground water body not meeting the objective of good status under the Water Framework Directive Facilitate, as appropriate, Uisce Éireann in developing water and wastewater infrastructure See also targets relating to greenfield and brownfield development of land under Soil and broadband under Population and Human Health 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where planning applications are rejected due to insufficient capacity in the WWTP or failure of the WWTP to meet Emission Limit Values, the Council will consider whether it is necessary to coordinate a response with the Regional Assembly, EPA and Uisce Éireann to achieve the necessary capacity.
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Planning Scheme measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.

³⁴ Including monitoring of water quality and nitrogen deposition due to bioenergy and agricultural projects where available

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Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ³¹
Air	A	<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels NO₂ (Nitrogen Dioxide), PM10 (particulate matter with diameter of 10 microns or less) and O₃ (Ozone) as part of Ambient Air Quality Monitoring 	<ul style="list-style-type: none"> Decrease in proportion of journeys made by car compared to previous levels Improvement in Air Quality trends, particularly in relation to transport related emissions Progress in successfully implementing Planning Scheme measures relating to sustainable mobility and travel 	<ul style="list-style-type: none"> CSO data EPA Air Quality Monitoring Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, Council will coordinate with the Regional Assembly, DHLGH, DECC and NTA to develop a tailored response. See also entry under Population and human health above
Climatic Factors	C	<ul style="list-style-type: none"> Implementation of Planning Scheme measures relating to climate reduction targets 	<ul style="list-style-type: none"> For review of progress on implementing Planning Scheme objectives to demonstrate successful implementation of measures relating to climate reduction targets 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Review internal systems
		<ul style="list-style-type: none"> A competitive, low-carbon, climate-resilient and environmentally sustainable economy 	<ul style="list-style-type: none"> Contribute towards transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050 	<ul style="list-style-type: none"> Confirmation of progress in implementing of Dún Laoghaire-Rathdown County Council's Climate Action Plan 2024-2029 EPA Greenhouse Gas Emissions reporting Internal review of implementation of Planning Scheme provisions relating to renewable energy in transport, including facilitating the development of electricity charging and transmission infrastructure 	<ul style="list-style-type: none"> Where targets are not achieved, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		<ul style="list-style-type: none"> Share of renewable energy in transport 	<ul style="list-style-type: none"> Contribute towards the National Energy and Climate Plan 2021-2030 sectoral target for transport (RES-T) of 14%, by 2030 (this may be increased following a provisional European agreement on 30 March 2023 for a binding overall RES target of at least 42.5% by 2030) 		
		<ul style="list-style-type: none"> Greenhouse gas emissions 	<ul style="list-style-type: none"> Contribute towards the target of aggregate reduction in carbon dioxide (CO₂) emissions of at least 51% (compared to 1990 levels) by 2030 (helping to set Ireland on a path to reach net-zero emissions by 2050) 		
		<ul style="list-style-type: none"> Energy consumption, the uptake of renewable options and solid fuels for residential heating 	<ul style="list-style-type: none"> To promote reduced energy consumption and support the uptake of renewable options and a move away from solid fuels for residential heating 		
		<ul style="list-style-type: none"> Proportion of journeys made by private fossil fuel-based car compared to previous levels 	<ul style="list-style-type: none"> Decrease in the proportion of journeys made by residents of the settlements using private fossil fuel-based car compared to previous levels Progress in successfully implementing Planning Scheme measures relating to sustainable mobility and travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where trends toward carbon reduction are not recorded, the Council will liaise with the Regional Assembly and the Eastern and Midlands Climate Action Regional Office to establish reasons and develop solutions.
		<ul style="list-style-type: none"> Proportion of people reporting regular cycling / walking to school and work above previous CSO figures 	<ul style="list-style-type: none"> Increase in the proportion of people reporting regular cycling / walking to school and work above previous CSO figures Progress in successfully implementing Planning Scheme measures relating to active travel 	<ul style="list-style-type: none"> CSO data Internal review of progress on implementing Planning Scheme objectives 	<ul style="list-style-type: none"> Where proportion of population shows increase in private car use above previous CSO figures, the Council will coordinate with the Regional Assembly, the DHLGH, DECC and NTA to develop a tailored response.

SEA Environmental Report Appendix III: Non-Technical Summary

Environmental Component	SEO Code	Indicators	Targets	Sources	Remedial Action ³¹
Cultural Heritage	CH	<ul style="list-style-type: none"> Percentage of entries to the Record of Monuments and Places, and the context these entries within the surrounding landscape where relevant, protected from adverse effects resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Protect entries to the Record of Monuments and Places, and the context of these entries within the surrounding landscape where relevant, from adverse effects resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where monitoring reveals visitor or development pressure is causing negative effects on designated archaeological or architectural heritage, the Council will work with Regional Assembly, Fáilte Ireland and the National Monuments Service and other stakeholders, as relevant, to address pressures through additional mitigation.
		<ul style="list-style-type: none"> Percentage of entries to the Record of Protected Structures and Architectural Conservation Areas and their context protected from significant adverse effects arising from new development granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Protect entries to the Record of Protected Structures and Architectural Conservation Areas and their context from significant adverse effects arising from new development granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	
Landscape	L	<ul style="list-style-type: none"> Number of developments permitted that result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> No developments permitted which result in avoidable adverse visual impacts on the landscape, especially with regard to landscape and amenity designations included in Land Use Plans, resulting from development which is granted permission under the Planning Scheme 	<ul style="list-style-type: none"> Internal review of development management / grants of permission 	<ul style="list-style-type: none"> Where monitoring reveals developments permitted which result in avoidable adverse visual impacts on the landscape, the Council will re-examine Planning Scheme provisions and the effectiveness of their implementation

Appendix B

Addendum I (SEA Screening Review of Chief Executive's Recommendations) to the SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended) (February 2026)

**ADDENDUM I
(SEA SCREENING REVIEW OF CHIEF EXECUTIVE'S
RECOMMENDATIONS)**

TO

SEA ENVIRONMENTAL REPORT

FOR

PROPOSED AMENDMENT No. 11

TO THE

CHERRYWOOD SDZ PLANNING SCHEME 2014 (AS AMENDED)

for: Dún Laoghaire-Rathdown County Council



by: CAAS Ltd.



FEBRUARY 2026

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1. Introduction

This report is an addendum to the "SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended)" (November 2025) and should be read in conjunction with that report.

It provides a Strategic Environmental Assessment (SEA) screening review of recommendations contained in the Chief Executive's Report on Submissions received during the public display of the Proposed Amendment.

It will accompany the Chief Executive's Report, which will be submitted to Elected Members in accordance with, *inter alia*, Section 169 (3) of the Planning and Development Acts, 2000 (as amended).

2. SEA and related legislation

SEA is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme - or amendment to a plan - before a decision is made to adopt it.

SEA requirements are provided by Directive 2001/42/EC of the European Parliament and of the Council of Ministers, of 27th June 2001, on the assessment of the effects of certain plans and programmes on the environment, transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (SI No. 435 of 2004), as amended, and the Planning and Development (SEA) Regulations 2004 (SI No. 436 of 2004), as amended.

SEA Screening is the process for deciding whether a particular plan or planning scheme - or amendment or alteration to a plan or planning scheme - other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

3. SEA process to date

It was determined that SEA is required for the Proposed Amendment. An SEA is being undertaken on the Proposed Amendment that identifies the likely significant environmental effects of implementing the Proposed Amendment. The findings of the SEA are expressed in an SEA Environmental Report, which accompanied the Proposed Amendment on public display and identifies how environmental considerations were integrated into the Proposed Amendment and how alternatives for the Proposed Amendment were considered.

4. Chief Executive's Recommendations and SEA Screening

A copy of Proposed Amendment No. 11 and associated documents were placed on public display and submissions invited from 25 November 2025 to 15 January 2026.

Submissions received have been considered and are responded to in the Chief Executive's Report (February 2026), with recommendations made for updates to the Proposed Amendment No. 11, as relevant.

There is a need to establish whether or not significant environmental effects would be likely to arise from any Chief Executive's Recommendation agreed as a Proposed Modification to the Proposed Amendment. In any case whereby significant environmental effects are identified as being likely, full SEA would need to be undertaken on the relevant Proposed Modification(s).

5. Review of Chief Executive's Recommendations

The Chief Executive's Recommendations would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 11. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 11 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the "SEA Environmental Report for Proposed Amendment No. 11 to the Cherrywood SDZ Planning Scheme 2014 (as amended)", November 2025), any potential effects arising from these recommendations would either: be present already (beneficial) and would be further contributed towards, but not to a significant extent; and/or would be mitigated so as not to be significant (adverse). Taking this into account, the recommendations for proposed modifications would not be likely to result in significant environmental effects.

6. Conclusion

As the recommendations would not be likely to result in significant environmental effects, full SEA would not need to be undertaken on any recommendation agreed as a Proposed Modification to the Proposed Amendment.

7. Next Steps

Any additional recommendations and any motions from Members will be considered by the SEA Screening process in order to establish whether or not significant environmental effects would be likely. In any case whereby significant environmental effects are identified as being likely to arise from any Proposed Modification to the Proposed Amendment, full SEA would need to be undertaken on the on the relevant Proposed Modification(s).