

REPORT TO INFORM STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING

FOR

**PROPOSED MODIFICATIONS / PROPOSED MATERIAL
ALTERATIONS**

TO

PROPOSED AMENDMENT No. 8

TO THE

CHERRYWOOD SDZ PLANNING SCHEME 2014 (AS AMENDED)

for: Dún Laoghaire-Rathdown County Council

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DECEMBER 2022

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Appendix I

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[July 2022]

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1. Introduction

This report is to inform Strategic Environmental Assessment (SEA) Screening for Proposed Modifications/Proposed Material Alterations to Proposed Amendment No. 8 to the Cherrywood Strategic Development Zone (SDZ) Planning Scheme 2014 (as amended).

This report provides an SEA screening review of Proposed Modifications/Proposed Material Alterations to Proposed Amendment No. 8 to the Cherrywood SDZ Planning Scheme 2014 (as amended) and forms part of the ongoing SEA screening process that is being progressed and its main body should be read in conjunction with all of its appendices. It will inform an SEA Screening Determination regarding the Proposed Modifications/Proposed Material Alterations and will be placed on public display alongside relevant Proposed Modifications/Proposed Material Alterations 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 on the assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive and 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).

SEA Screening is the process for deciding whether a particular plan - or amendment to a plan - 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

An SEA Screening determination as to whether the Proposed Amendment No. 8 for adoption, including any modifications/material alterations, comprising a building height and density review, of the adopted Planning Scheme, as amended, is likely to have significant effects on the environment is required to be made by Dún Laoghaire-Rathdown County Council under the SEA Directive.

The Council have already determined in July 2022, considering the information contained in the July 2022 "Report to Inform Strategic Environmental Assessment Screening" that: Proposed Amendment No. 8, as placed on public display in July 2022, would not be likely to result in significant environmental effects; and, consequently, SEA is not required to be undertaken on Proposed Amendment No. 8, as placed on public display in July 2022.

A copy of Proposed Amendment No. 8 and associated documents were placed on public display and submissions invited from 26 July to 7 September 2022.

Submissions received were considered and responded to in the Chief Executive's Report (October 2022), with recommendations made for updates to the Proposed Amendment No. 8, as relevant.

SEA Screening Addendum I "SEA Screening Review of Chief Executive's Recommendations" was submitted to Members in October 2022 alongside the October 2022 Chief Executive's Report.

Subsequently, Motions were made by the Members which were responded to in a Chief Executive's Report (November 2022).

SEA Screening Addendum II "SEA Screening Review of Members' Motions and associated Chief Executive's Recommendations" was submitted to Members in November 2022 alongside the November 2022 Chief Executive's Report.

Any Modifications that were accepted by the Members by resolution were not considered material and are addressed in the Appendices to this report as relevant.

Proposed Modifications/Proposed Material Alterations to Proposed Amendment No. 8 to the Cherrywood SDZ Planning Scheme 2014 (as amended) are considered in further detail under Section 4 of this report.

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

Table 1 SEA Screening Review of Proposed Modifications/Proposed Material Alterations

Proposed Modification/Proposed Material Alteration	SEA Screening Review	SEA Required?
<p>Add a 4th bullet point to Section 2.9 Building Heights as follows:</p> <ul style="list-style-type: none"> For the Commercial Plots, in instances where buildings do not follow the normal pattern of floors/storeys, consideration may be given to such uses based on the equivalent building height in metres. This relates specifically to the Commercial Uses (CU) plots only. In such instances, the Applicant shall set out a rationale for same having regard to the nature of the uses. The onus shall be on the Applicant to adequately detail the rationale and to demonstrate that visually the proposal will not have an undue overbearing impact, and/or to introduce design elements to reduce the appearance of the resultant massing and scale. 	<p>This Proposed Modification/Proposed Material Alteration provides clarification for instances where buildings do not follow the normal pattern of floors/storeys on Commercial Plots. This change would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme, Proposed Amendment No. 8 and the Modification itself ("adequately detail the rationale and to demonstrate that visually the proposal will not have an undue overbearing impact, and/or to introduce design elements to reduce the appearance of the resultant massing and scale") that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this change 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.</p>	<p>Taking into account the SEA Screening Review it is advised that SEA is not required.</p>
<p>In Appendix H: Indicative Street Sections showing Proposed Maximum Building Heights, on page 38, for the drawing for Section 6: Indicative Cross Section of Beckett Road, change the wording '2m-4m Setback/Privacy Strip to '2m-4m Physical Infrastructure zone', and shade light grey.</p>	<p>This Proposed Modification/Proposed Material Alteration is to a cross section that is indicative only and recognises that physical infrastructure, such as linear detention basins, may be provided for in these areas. This change would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this change 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.</p>	<p>Taking into account the SEA Screening Review it is advised that SEA is not required.</p>

Report to Inform Strategic Environmental Assessment Screening for Proposed Modifications/Proposed Material Alterations
to Proposed Amendment No. 8 to the Cherrywood SDZ Planning Scheme 2014 (as amended)

Proposed Modification/Proposed Material Alteration	SEA Screening Review	SEA Required?
<p>With regard to, Insert New Appendix I Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments at the end of the Cherrywood Planning Scheme Document. -</p> <p>Appendix I Guidance with regard to Sunlight and Daylight Assessment of Proposed Developments Delete the following text: Proposals for development should include technical assessments in accordance with BR209 Site Layout Planning for Daylight & Sunlight A Guide to Good Practice Second Edition 2011 and BS 8206-2: 2008 Lighting for Buildings Part 2: Code of Practice for Daylighting. Assessments should include the following: With regard to neighbouring developments:</p> <ul style="list-style-type: none"> • Shadow Impact/ Sunlight levels on private gardens, balconies, communal and public spaces to the 2hr on the 21st March test. • Impact on habitable windows Skylight – Vertical Sky Component (VSC) test. • Impact on living room windows Sunlight – Annual and Winter Probable Sunlight Hours (APSH & WPSH) tests. <p>With regard to the proposed development itself:</p> <ul style="list-style-type: none"> • Sunlight levels on private gardens, balconies, communal and public spaces to the 2hr on the 21st March test. • Light distribution within habitable rooms - Average Daylight Factor (ADF) levels with particular regard to units at the ground and lower floor levels and at corner locations. • Sunlight availability for living room windows – Annual and Winter Annual Probable Sunlight Hours (APSH & WPSH) tests. <p>And replace with the following text : Proposals for development should include technical assessments in accordance with BR209 Site Layout Planning for Daylight & Sunlight A Guide to Good Practice Third Edition – 2022 and the Irish Standard IS EN 17037:2018 which differs from BS EN 17037. The above should be used to frame their technical assessments in relation to light under the headings of:</p> <ul style="list-style-type: none"> • Impact on Neighbours • Development Performance <p>The tests required are detailed in the guidelines. There is cognisance of the fact that IS EN 17037 does not currently include a localising National Annex. An Applicant may wish to additionally provide results in terms of the BS EN 17037 National Annex NA and should support this with commentary for consideration. The above documents replace the now withdrawn BR209 Site Layout Planning for Daylight & Sunlight A Guide to Good Practice Second Edition – 2011 and the also withdrawn BS 8206- 2: 2008 Lighting for Buildings Part 2: Code of Practice for Daylighting.</p>	<p>This Proposed Modification/Proposed Material Alteration would allow for consistency with the most up to date (2022) Building Research Establishment ("BRE") guidelines on site layout and planning for daylight and sunlight ("Site Layout Planning for Daylight and Sunlight: a guide to good practice"). This change would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this change 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.</p>	<p>Taking into account the SEA Screening Review it is advised that SEA is not required.</p>
<p>To insert a new bullet point into Section 2.9.1 as Bullet Point 4 All planning applications shall demonstrate how the proposal achieves an appropriate balance between height and scale, contributes to variety in design, incorporates an element of finer grain at the street level and prominent elevations, and includes design elements to safeguard against monolithic and monotonous buildings. Proposals shall demonstrate visual variety across a plot where appropriate, neighbouring plots or development areas and also along the streetscape frontage.</p>	<p>This Proposed Modification/Proposed Material Alteration seeks to balance building height and scale, with the introduction of design elements both at streetscape level and on elevations with façade treatment that provide both visual variety in a newly developing area, and also reduce the apparent mass and scale of otherwise potentially monolithic buildings, in certain circumstances. This change would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme, Proposed Amendment No. 8 and the Modification itself ("demonstrate how the proposal achieves an appropriate balance between height and scale,</p>	<p>Taking into account the SEA Screening Review it is advised that SEA is not required.</p>

Report to Inform Strategic Environmental Assessment Screening for Proposed Modifications/Proposed Material Alterations
to Proposed Amendment No. 8 to the Cherrywood SDZ Planning Scheme 2014 (as amended)

Proposed Modification/Proposed Material Alteration	SEA Screening Review	SEA Required?																					
	contributes to variety in design, incorporates an element of finer grain at the street level and prominent elevations, and includes design elements to safeguard against monolithic and monotonous buildings") that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this change 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.																						
<p>Insert the following additional paragraph as a sixth and final paragraph under Table 2.9 Residential Development Density Ranges and Development Yield (on page 15 of the Cherrywood Planning Scheme document), 'The current number of dwelling units that have been completed within the Planning Scheme area on Res 1, 2, 3 and 4 lands from the date of the adoption of the Planning Scheme in April 2014 to 17 October 2022, is 210 no. dwelling units. A further circa 369 no. dwelling units are under active construction.</p> <p>The total number of permitted dwellings units across all the Res 1, Res, 2, Res 3 and Res 4 lands is 1,212 no. dwellings to date, as of October 2022.</p> <p>It is relevant that 1,508 no. dwelling units have been permitted in the Town Centre, 431 no. of which have been completed and a further 520 no. are under construction, as of October 2022.'</p>	This Proposed Modification/Proposed Material Alteration relates to adding baseline information to the Scheme relating to (at the time of proposal) up to date figures on how many residential units have so far been developed in the Scheme area. This information would not provide or interact with Scheme provisions to the extent that it would be likely to result in environmental effects.	Taking into account the SEA Screening Review it is advised that SEA is not required.																					
<p>Proposed Table 6.6.1 Development Type and Quantum for Development Area 6 Brides Glen, Sub Heading Residential Development</p> <table border="1"> <thead> <tr> <th colspan="3">RESIDENTIAL DEVELOPMENT</th> </tr> <tr> <th>Total Residential Lands HA</th><th colspan="2">2.2 2.5</th> </tr> <tr> <th></th><th>Land Area HA</th><th>Density Range</th> </tr> </thead> <tbody> <tr> <td>Res 1</td><td>0.7</td><td>35-55</td> </tr> <tr> <td>Res 2</td><td>1.5 1.8*</td><td>45-75</td> </tr> <tr> <td>Total No. of Residential Dwellings</td><td>Min</td><td>Max</td> </tr> <tr> <td></td><td>Circa 93 Circa 106</td><td>Circa 151 174</td> </tr> </tbody> </table> <p><i>*Includes an allowance of circa 0.3ha of land zoned Physical Infrastructure but that may not be utilised for the Regional Pond 5A system, and which may be used for residential development.</i></p>	RESIDENTIAL DEVELOPMENT			Total Residential Lands HA	2.2 2.5			Land Area HA	Density Range	Res 1	0.7	35-55	Res 2	1.5 1.8*	45-75	Total No. of Residential Dwellings	Min	Max		Circa 93 Circa 106	Circa 151 174	<p>Following this Proposed Modification by way of resolution, the Development Authority commissioned a technical assessment on the potential rezoning of the Physical Infrastructure (PI) zoned land associated with Pond 5A to lands zoned Green Infrastructure (GI), as already permitted under DZ18A/0854. This technical report provides specialist consideration that can be taken into account as part of this ongoing screening review. The technical report (see Appendix V) demonstrates that "The relocation of the proposed pond 5a is not constrained technically and either the existing or proposed site is appropriate regarding the technical provision of the pond. However, when sustainability is considered the relocated siting of the pond is advantageous over the existing location as shown indicatively in the Planning Scheme. No additional PI lands are required for the provision of the surface water management infrastructure as pond 5a (as permitted under DZ18A/0854) can meet all technical requirements regarding capacity and water quality treatment. The intensification of development proposed as part of the building height amendment to the planning scheme and potential future intensification of the Town Centre, is likely to have negligible impact to the management of surface waters within the pond 5a catchment. Considering future development and climate change effects, the pond 5a location permitted under DZ18A/0854 is more appropriate as it allows for future adaptation if required. As such, there is likely no adverse impact of a potential re-zoning of the existing PI lands to a RES 2 zoning from a surface water management perspective and locating the pond as per DZ18A/0854 is beneficial overall." This change would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering</p>	Taking into account the SEA Screening Review it is advised that SEA is not required.
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Report to Inform Strategic Environmental Assessment Screening for Proposed Modifications/Proposed Material Alterations
to Proposed Amendment No. 8 to the Cherrywood SDZ Planning Scheme 2014 (as amended)

Proposed Modification/Proposed Material Alteration	SEA Screening Review	SEA Required?
	the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022) and considering the existing permission under DZ18A/0854, any potential effects arising from this change 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.	
<p>To insert as an additional Specific Objective DA 40 (b) A building of appropriate scale, massing, design and quality should be located at the interface of the Town Centre, Brides Glen Square, the Luas line and Green Linear Park, south of the Brides Glen Square on HIE2 lands, to provide a visual focal point at these key public realm and civic spaces. *There is an allowance of a transfer of 3,000 sqm of floorspace between HIE 1 and HIE 2 whilst maintaining the overall area permissible in HIE 1 & HIE 2 combined (Refer to Table 6.6.1). (This transfer between the HIE 1 and HIE 2 plots is subject to the agreement between the HIE 1 and HIE 2 landowners if relevant)</p>	<p>This Proposed Modification/Proposed Material Alteration relates to public realm specifications and the transfer of floorspace between HIE 1 and HIE 2 (sites already zoned for high intensity employment uses by the existing Scheme) whilst maintaining the overall area permissible in HIE 1 & HIE 2 combined. It is noted that the Planning Scheme already provides for flexibility across a range of land-uses and measures. This change would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this change 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.</p>	<p>Taking into account the SEA Screening Review it is advised that SEA is not required.</p>
<p>Insert New Specific Objective DA 48 (b) into Development Area 8 Tully as follows With regard to the built form of the Tully Village Centre, urban scale and variation in building height shall contribute to a well-designed, high quality development, with elements of fine grain. Extensive monolithic blocks should be avoided, and in this regard, the design shall incorporate a roofscape and building form that presents with visual and architectural variety, including for example, set-backs, breaks in form, sections which emphasise verticality, and roofscape articulation. The built form shall reflect the civic nature of a village centre as a focal point for the neighbourhood.</p>	<p>This Proposed Modification/Proposed Material Alteration seeks to balance building height and scale, with the introduction of design elements both at streetscape level and on elevations with façade treatment that provide both visual variety in a newly developing area, and also reduce the apparent mass and scale of otherwise potentially monolithic buildings, in certain circumstances. This change would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme, Proposed Amendment No. 8 and the Modification itself (e.g. "Extensive monolithic blocks should be avoided, and in this regard, the design shall incorporate a roofscape and building form that presents with visual and architectural variety, including for example, set-backs, breaks in form, sections which emphasise verticality, and roofscape articulation") that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this change would either: be present already (beneficial) and would be further contributed towards, but not to a</p>	<p>Taking into account the SEA Screening Review it is advised that SEA is not required.</p>

Report to Inform Strategic Environmental Assessment Screening for Proposed Modifications/Proposed Material Alterations
to Proposed Amendment No. 8 to the Cherrywood SDZ Planning Scheme 2014 (as amended)

Proposed Modification/Proposed Material Alteration	SEA Screening Review	SEA Required?
	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.	
<p>Insert Text to Section 7.4 of the Planning Scheme as follows:</p> <p>From: The Local Authority will also undertake a 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.</p> <p>To</p> <p>"The Local Authority will also undertake a plan lead 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. It is an objective of the Council to use its best endeavours to undertake this plan lead review within twelve months from the date that the proposed Amendment No. 8 comes into effect."</p>	<p>This Proposed Modification/Proposed Material Alteration would add text to the Scheme concerning a plan lead review of the Town Centre and Environs within twelve months from the date that the Proposed Amendment No. 8 comes into effect. This change would only provide for a review. Taking this into account, this change would not be likely to result in significant environmental effects.</p> <p>Was any such review to be followed by recommendations for an amendment to the Scheme, such an amendment would have to be subject to screening for SEA and AA and other requirements as appropriate.</p>	<p>Taking into account the SEA Screening Review it is advised that SEA is not required.</p>

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 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 Modifications/Proposed Material Alterations are considered to be relatively minor in the context of the Planning Scheme (as amended) and Proposed Amendment No. 8 that was initially placed on public display and to which the Proposed Modifications/Proposed Material Alterations relate.

The changes proposed by the Proposed Modifications/Proposed Material Alterations would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme, Proposed Amendment No. 8 and some of the Proposed Modifications/Proposed Material Alterations that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022), 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.

Furthermore:

- One Proposed Modification/Proposed Material Alteration concerns adding baseline information to the Scheme relating to (at the time of proposal) up to date figures on how many residential units have so far been developed in the Scheme area. This information would not provide or interact with Scheme provisions to the extent that it would be likely to result in environmental effects.
- One Proposed Modification/Proposed Material Alteration would add text to the scheme concerning a plan lead review of the Town Centre and Environs within twelve months from the date that the Proposed Amendment No. 8 comes into effect. This change would only provide for a review. Taking this into account, this change would not be likely to result in significant environmental effects. Was any such review to be followed by recommendations for an amendment to the Scheme, such an amendment would have to be subject to screening for SEA and AA and other requirements as appropriate.

Taking the above, the examination of the various parts of the Proposed Modifications/Proposed Material Alterations provided under Table 1 and the relevant appendices into account, arising from the degree to which the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Modifications/Proposed Material Alterations set a framework for projects and other activities, the Proposed Modifications/Proposed Material Alterations 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*

The Proposed Amendment will not influence higher level plans; lower-level plans comprise non-statutory plans relating to mitigation that may be required by the current Scheme such as Construction Management Plans, Traffic and Transport Assessments and Travel Plans.

One Proposed Modification/Proposed Material Alteration would add text to the scheme concerning a plan lead review of the Town Centre and Environs within twelve months from the date that the

Proposed Amendment No. 8 comes into effect. This change would only provide for a review. Taking this into account, this change would not be likely to result in significant environmental effects. Was any such review to be followed by recommendations for an amendment to the Scheme, such an amendment would have to be subject to screening for SEA and AA and other requirements as appropriate.

Taking the above and the examination of the various parts of the Proposed Modifications/Proposed Material Alterations provided under Table 1 and the relevant appendices into account, arising from the degree to which the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Modifications/Proposed Material Alterations influence other plans, the Proposed Modifications/Proposed Material Alterations 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 Modifications/Proposed Material Alterations relate - has undergone SEA. This process integrated environmental considerations into the Strategic Development Zone and found that it contributes to environmental protection and management and sustainable development.

Changes proposed by the Proposed Modifications/Proposed Material Alterations would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme, Proposed Amendment No. 8 and some of the Proposed Modifications/Proposed Material Alterations that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to Appendix I "Report to Inform Strategic Environmental Assessment Screening", July 2022), 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 and the examination of the various parts of the Proposed Modifications/Proposed Material Alterations provided under Table 1 and the relevant appendices into account, arising from the relevance of the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Modifications/Proposed Material Alterations 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 and the examination of the various parts of the Proposed Modifications/Proposed Material Alterations provided under Table 1 and the relevant appendices into account, arising from environmental problems relevant to the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Modifications/Proposed Material Alterations, the Proposed Modifications/Proposed Material Alterations 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, relates to the land use sector and has undergone SEA. This process integrated considerations with regard to EU and national legislation on the environment into the Scheme, including those relating to the waste management and the Water Framework Directive.

Taking the above and the examination of the various parts of the Proposed Modifications/Proposed Material Alterations provided under Table 1 and the relevant appendices into account, arising from the relevance of the Planning Scheme (as amended), the Proposed Amendment and associated Proposed Modifications/Proposed Material Alterations for the implementation of European Union legislation on the environment, the Proposed Modifications/Proposed Material Alterations 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 Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

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 Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

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 Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

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 Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

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 Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1

above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

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 Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

b) exceeded environmental quality standards or limit values, and;

The Proposed Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

c) intensive land-use.

The Proposed Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

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 Modifications/Proposed Material Alterations would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various Proposed Modifications/Proposed Material Alterations provided under Table 1).

5. Conclusion

This report provides a SEA screening review of Proposed Modifications/Proposed Material Alterations to Proposed Amendment No. 8 to the Cherrywood SDZ Planning Scheme 2014 (as amended) and forms part of the ongoing SEA screening process that is being progressed, taking into account the initial Proposed Amendment No. 8 that was placed on public display and ongoing and emerging proposals for Modifications/Material Alterations and associated information.

Taking into account the SEA Screening Review of Proposed Modifications/Proposed Material Alterations 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 is not required.

6. Next Steps

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

If further changes are proposed to the Proposed Modifications/Proposed Material Alterations, these will be subject to SEA screening and an additional final SEA Screening Determination will be undertaken following public display of the Proposed Modifications/Proposed Material Alterations, in advance of adoption of the Proposed Amendment.

Appendix I

Report to inform the SEA Screening for Proposed
Amendment No. 8 to the Cherrywood SDZPS 2014 (as
amended) [July 2022]

REPORT TO INFORM STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING

**FOR
PROPOSED AMENDMENT No. 8
TO THE
CHERRYWOOD SDZ PLANNING SCHEME 2014 (AS AMENDED)**

for: Dún Laoghaire-Rathdown County Council

County Hall
Marine Road
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by: CAAS Ltd.

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Dublin 7



JULY 2022

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Section 1 Introduction and Terms of Reference

1.1 Introduction

Dún Laoghaire-Rathdown County Council has prepared Proposed Amendment No. 8 to the Cherrywood Strategic Development Zone (SDZ) Planning Scheme 2014 in accordance the Planning and Development Act 2000 (as amended).

The Proposed Amendment must be screened for the need to undertake Strategic Environmental Assessment (SEA). Screening is the process for determining whether a particular plan - or amendment to a plan - other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA.

A determination as to whether SEA is or is not required for the Proposed Amendment must be undertaken. This report has been prepared by CAAS on behalf of Dún Laoghaire-Rathdown County Council in order to help inform the SEA determination.

The Cherrywood SDZ Planning Scheme 2014 was subject to full Strategic Environmental Assessment (SEA) and to Appropriate Assessment (AA) Screening. These processes, throughout which the environmental authorities were consulted, facilitated the mitigation of potential environmental effects. The findings of the SEA process for the Scheme are detailed in an SEA Environmental Report and SEA Statement, which are available through the Council's website, alongside related Scheme and Amendment documents, (refer to Appendix I) and which have been taken into account in the preparation of this report.

The seven previous Amendments to the Scheme were found not to require full SEA or Stage 2 AA.

1.2 Context for the SEA Screening Requirement

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

Whether SEA is or is not required needs to be determined. Such a determination should 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).

This report has been prepared by CAAS on behalf of Dún Laoghaire-Rathdown County Council in order to help inform the SEA determination.

1.3 Summary of and Reasons for the Proposed Amendment

Amendment No. 8 to the Cherrywood Planning Scheme seeks to increase the Building Heights in Cherrywood at certain locations. This review of the building heights was carried out in response to SPPR 3 (Part B) of the Urban Development and Building Heights Guidelines for Planning Authorities.

It was also considered an appropriate time to carry out a review of the residential densities in the approved Planning Scheme, having regard to the Apartment Guidelines 2018, noting that some additional height could be accommodated in the Planning Scheme area and also noting that the residential densities in the Draft Planning Scheme were higher than those currently in the approved Planning Scheme, noting that the Planning Scheme was drafted during an economic downturn which particularly impacted on the construction sector.

Updates have also been made to Appendix E of the Planning Scheme which relates to Hydrogeology in the Planning Scheme area with particular reference to 2 no. Tuffa Spring formations. Since the adoption of the Planning Scheme extensive site investigations have been carried out in relation to Tuffa Spring No. 5 and it is important that this updated information is included in the Planning Scheme to inform the future development of sites within the protection zone of this Tuffa Spring.

For clarity, the Proposed Amendment document, and this Screening document, takes account of Amendment No. 7 of the Cherrywood Planning Scheme 2014 (as amended) - Beckett Road Re-alignment and Ancillary Amendments - as approved by An Bord Pleanála on the 14th of April 2021, ABP Case Number: ABP-308753-20.

1.4 Consultations

As part of the SEA Screening process, environmental authorities¹ were notified that a submission or observation in relation to whether the proposed amendment of the Planning Scheme would or would not be likely to have significant effects on the environment may be made to the Planning Authority (a period of four weeks was allowed for reply). In order to help facilitate the environmental authorities' response, an earlier version of this SEA Screening Report was provided. One submission was received from the Environmental Protection Agency, the issues raised in which and associated Planning Authority/SEA responses are detailed on Table 1.1 below. The Department of Agriculture, Food and the Marine responded and advised that they had no submission or observation to make at this time.

Table 1.1 SEA Screening Submission and Planning Authority/SEA Responses

Ref.	Issue raised in submission	SEA Response
1. Submission from the Environmental Protection Agency		
1a	<p>We acknowledge your notice, dated 24th June 2022, in relation to the Proposed Amendment (No. 8), comprising a building height and density review, of the adopted Cherrywood Strategic Development Zone (SDZ) Planning Scheme 2014, as amended (the 'Amendment') and associated Strategic Environmental Assessment (SEA) screening.</p> <p>The EPA is a statutory environmental authority under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.</p> <p>As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via our guidance document 'SEA of Local Authority Land Use Plans – EPA Recommendations and Resources'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land use plans. In finalising your SEA screening determination, we suggest that you take this guidance into account and incorporate the relevant recommendations as relevant and appropriate to the Plan.</p>	<p>Noted. The EPA's resources, including the guidance document referred to, has been considered in the preparation of this report.</p>
1b	<p>Proposed SEA Determination</p> <p>Dún Laoghaire-Rathdown County Council should determine whether implementing the proposed Amendment would be likely to have significant effects on the environment.</p> <p>We refer you to Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004 as amended by S.I. No. 201 of 2011) which sets out the 'Criteria for determining whether a Plan is likely to have significant effects on the environment', to use to determine whether the Amendment would be likely to have significant effects on the environment.</p> <p>Guidance on the SEA process, including an SEA pack and checklist available on our website at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-resources-and-guidance/.</p> <p>We recommend that you take the available guidance into account in making your SEA Screening Determination and incorporate the relevant recommendations as relevant and appropriate to the Amendment.</p>	<p>An SEA determination will be made by Dún Laoghaire-Rathdown County Council, taking into account 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, as amended, as to whether the Proposed Amendment would be likely to have significant effects on the environment. The EPA's online resources have been considered in the preparation of this report, which will inform the Council's determination.</p>

¹ The following environmental authorities were notified: Environmental Protection Agency; Department of Environment, Climate and Communications; Department of the Housing, Local Government & Heritage; Department of Agriculture, Food and the Marine; Dublin City Council; South Dublin County Council; and Wicklow County Council.

Report to inform SEA Screening for Proposed Amendment No. 8 to the
Cherrywood SDZ Planning Scheme 2014 (as amended)

Ref.	Issue raised in submission	SEA Response
1c	<p>Sustainable Development</p> <p>In proposing and in implementing the Amendments, Dún Laoghaire-Rathdown County Council should ensure that the Amendment is consistent with the need for proper planning and sustainable development. Adequate and appropriate critical service infrastructure should be in place, or required to be put in place, to service any development proposed and authorised during the lifetime of the Plan/Variation.</p> <p>In considering the Amendment, Dún Laoghaire-Rathdown County Council should take into account the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans.</p> <p>Dún Laoghaire-Rathdown County Council should also ensure that the Amendment aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Eastern and Midlands Regional Spatial and Economic Strategy.</p>	<p>The Amendment is consistent with the need for proper planning and sustainable development and provisions have been integrated into the Planning Scheme, as amended, and the Proposed Amendment in order to help to ensure the provision critical service infrastructure.</p> <p>The Amendment aligns with key relevant higher-level plans, programmes and commitments, including those on climate change mitigation and adaptation and those from the National Planning Framework and the Regional Spatial and Economic Strategy.</p>
1d	<p>State of the Environment Report – Ireland’s Environment 2020</p> <p>In preparing the Amendment and associated SEA screening, the recommendations, key issues and challenges described in our published State of the Environment Report Ireland’s Environment – An Integrated Assessment 2020 (EPA, 2020) should be considered, as relevant and appropriate to the Amendment. It should also be taken into account, in preparing the Amendment.</p>	<p>The cited state of the environmental report has been considered in the preparation of the Proposed Amendment and SEA Screening.</p>
1e	<p>Available Guidance & Resources</p> <p>Our website contains various SEA resources and guidance, including:</p> <ul style="list-style-type: none"> - SEA process guidance and checklists - Inventory of spatial datasets relevant to SEA - topic specific SEA guidance (including Good practice note on Cumulative Effects Assessment (EPA, 2020), Guidance on SEA Statements and Monitoring (EPA, 2020), Integrating climatic factors into SEA (EPA, 2019), Developing and Assessing Alternatives in SEA (EPA, 2015), and Integrated Biodiversity Impact Assessment (EPA, 2012)) <p>You can access these guidance notes and other resources at: https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/sea-topic-and-sector-specific-guidance/</p> <p>Environmental Sensitivity Mapping (ESM) WebTool</p> <p>This new tool was launched recently by the EPA. It is a new decision support tool to assist SEA and planning processes in Ireland. It is available at www.enviromap.ie. The tool brings together over 100 datasets and allows users to create plan-specific environmental sensitivity maps. These maps can help planners examine environmental considerations, anticipate potential land-use conflicts, and help identify suitable development locations while also protecting the environment.</p> <p>EPA SEA WebGIS Tool</p> <p>Our SEA WebGIS Tool has been updated recently and is now publicly available at https://gis.epa.ie/EPAMaps/SEA. It allows public authorities to produce an indicative report on key aspects of the environment in a specific geographic area. It is intended to assist public authorities in SEA screening and scoping exercises.</p> <p>EPA WFD Application</p> <p>Our WFD Application provides access to water quality and catchment data from the national WFD monitoring programme. The Application is accessed through EDEN https://wfd.edenireland.ie/ and is available to public agencies. Publicly available data can be accessed via the www.catchments.ie website.</p> <p>EPA AA GeoTool</p> <p>Our AA GeoTool application has been developed in partnership with the NPWS. It allows users to select a location, specify a search area and gather available information for each European Site within the area. It is available at: https://gis.epa.ie/EPAMaps/AAGeoTool.</p>	<p>The EPA’s various resources and guidance have been considered in the preparation of this report, which will inform the Council’s determination.</p>
1f	<p>Future amendments to the Plan</p> <p>Where changes to the Plan are made prior to finalisation, or where modifications to the Plan are proposed following its adoption, these should be screened for potential for likely significant effects in accordance with the criteria set out in Schedule 2A of the SEA Regulations (S.I. No. 436 of 2004).</p>	<p>Any proposed changes to the Amendment will be screened for potential for likely significant effects in accordance with the 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, as amended.</p>
1g	<p>Appropriate Assessment</p> <p>You should ensure that the Plan complies with the requirements of the Habitats Directive where relevant. Where Appropriate Assessment is required, the key findings and recommendations should be incorporated into the SEA and the Plan.</p>	<p>Screening for Appropriate Assessment is being undertaken and key findings have been incorporated into the SEA (see Section 2.2).</p>
1h	<p>Environmental Authorities</p> <p>Under the SEA Regulations, prior to making your SEA determination you should consult with:</p> <ul style="list-style-type: none"> • Environmental Protection Agency; • Minister for Housing, Local Government and Heritage • Minister for Environment, Climate and Communications; and • Minister for Agriculture, Food and the Marine. <p>• any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.</p>	<p>The cited environmental authorities have been consulted with in the preparation of this SEA Screening Report.</p>

Report to inform SEA Screening for Proposed Amendment No. 8 to the
Cherrywood SDZ Planning Scheme 2014 (as amended)

Ref.	Issue raised in submission	SEA Response
1i	<p>SEA Determination</p> <p>As soon as practicable after making your determination as to whether SEA is required or not, you should make a copy of your decision, including, as appropriate, the reasons for not requiring an environmental assessment, available for public inspection in your offices and on your website. You should also send a copy of your determination to the relevant environmental authorities consulted. If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.</p>	<p>A copy of the Council's determination and associated SEA Screening Report will be circulated to environmental authorities and made available for public inspection in the Council's offices and on the Council's website.</p>

Section 2 SEA Screening

2.1 Introduction

This section examines whether each part of the Proposed Amendment would be likely to have significant environmental effects (and thus would warrant the undertaking of SEA).

This examination takes 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 SEA Regulations (as amended) (see Section 2.4).

2.2 AA Screening

Appropriate Assessment (AA) Screening must also be undertaken on the Proposed Amendment and a determination must be made regarding whether there is a need, or not, to undertake Stage 2 AA on the Proposed Amendment. AA is an impact assessment process concerning European Sites - these sites have been designated or proposed for designation by virtue of their ecological importance.

The Proposed Amendment is also accompanied by a report to inform AA Screening. The findings of this report are that the Proposed Amendment to the Cherrywood Strategic Development Zone Planning Scheme 2014 (as amended) will not give rise to any effect on the ecological integrity of any European sites, alone or in combination with any other plans, programmes, projects etc. Consequently, it is advised that a Stage 2 AA is not required to be undertaken for the Proposed Amendment.

2.3 SEA Screening Analysis

Table 2.1 examines whether each part of the Proposed Amendment would be likely to have significant environmental effects (and thus would warrant the undertaking of full SEA).

The examination takes 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 SEA Regulations, as amended (see Section 2.4).

The full range of environmental effects², including cumulative effects are considered by this assessment.

² These include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

Table 2.1 SEA Screening

Amendment Component(s)	Description (refer to Proposed Amendment document for full details)	SEA Screening Considerations
Height and Density	<p>Amendment No. 8 to the Cherrywood Planning Scheme seeks to increase the Building Heights in Cherrywood at certain locations. This review of the building heights was carried out in response to SPPR 3 (Part B) of the Urban Development and Building Heights Guidelines for Planning Authorities.</p> <p>It was also considered an appropriate time to carry out a review of the residential densities in the approved Planning Scheme, noting that some additional height could be accommodated in the Planning Scheme area and also noting that the residential densities in the Draft Planning Scheme were higher than those currently in the approved Planning Scheme, noting that the Planning Scheme was drafted during an economic downturn which particularly impacted on the construction sector.</p> <p>Proposed Amendments to Height and Density include:</p> <ul style="list-style-type: none"> • A review of the building heights in the Cherrywood Planning Scheme and proposals to alter these building heights where appropriate. • A review of the density ranges in the Cherrywood Planning Scheme in light of the building height review, Apartment Guidelines 2018 and proposed amendments and changes to development quanta where appropriate. • A review of policy in the Planning Scheme in relation to Residential Development, Urban Form, Skyline to support the changes proposed to density and building height. • Amendments and additions to Section 2.9 Building Heights including the deletion of Table 2.11 and associated footnote, the addition of new Section 2.9.1 "Criteria for Assessing Building Height in the Planning Scheme Area" and the addition of additional supporting text allowing for greater flexibility in roof design and architectural expression. 	<p>Proposed Amendments to Height and Density are interrelated.</p> <p>By amending the detail in the Scheme relating to heights and densities, the Proposed Amendment would contribute towards the overall development of the Strategic Development Zone and associated effects that have been identified by the SEA for the existing Scheme:</p> <ul style="list-style-type: none"> • Positive effects include contributions towards: sustainable mobility (arising from a high public transport and non-motorised mode share and a high percentage of internal sustainable mode trips between the residential, employment, education and leisure uses within Cherrywood and), including associated interactions with energy usage and greenhouse gas and other emissions to air; and contributions towards the protection and management of various environmental components (including habitats, species, ecological connectivity, water quality/status, soil, flood risk management, visual sensitivities, archaeological heritage, architectural heritage and exposure to noise levels). • Potential adverse (if unmitigated) environmental effects include those relating to various environmental components (including habitats, species, ecological connectivity, water quality/status, soil, flood risk management, visual sensitivities, archaeological heritage, architectural heritage and exposure to noise levels). However, these effects have already been identified, assessed and mitigated (where relevant) by the SEA undertaken on the existing Planning Scheme. <p>A technical report undertaken to inform the amendment has assessed visual impacts and makes a range of recommendations that have been integrated into the Proposed Amendment that will, in combination with the existing provisions of the Scheme, ensure that the Proposed Amendment will not significantly impact upon important views and prospects. Applicants will still be required to submit a visual impact assessment for planning applications to clearly demonstrated that the protected views are not impacted upon. This is a requirement of Section 2.11 Views and Vistas of the Cherrywood Planning Scheme and is listed as one of the criteria under Section 2.9.1 "Criteria for Assessing Building Height in the Planning Scheme Area", which is proposed to be inserted into the Planning Scheme document as part of the Amendment. Residual effects on views or prospects will not be significant considering the protection of these elements.</p> <p>Various other amendments are proposed to Proposed Development (PD) in Cherrywood objectives from Chapter 2 including those that would further contribute towards the urban form and height objectives, and associated mitigatory interactions with sustainable mobility and visual and cultural heritage impacts, that are already provided for by the Scheme. Guidance has been integrated into the Proposed Amendment to ensure that it will not result in significant environmental effects arising from microclimate and sunlight/daylight/shadow issues – see PD 12 "Sustainability, Microclimate and Sunlight/Daylight/Shadow Analysis" and associated Appendix I.</p> <p>The Proposed Amendment does not increase the number of dwellings and the population to be accommodated within the SDZ to the extent that it would result in exceedances in infrastructural capacity.</p> <p>The 2012 Draft Planning Scheme provided for a maximum number of c. 10,073 dwellings with a maximum residential population of c. 25,000 persons (at a household size of 2.5). The economic downturn combined with a revised CSO household size of 2.7 persons influenced the content of the Scheme that was approved in 2014, which provided for a maximum number of 8,786 dwellings with a maximum residential population of c. 24,000 persons. Proposed Amendment No. 8 would increase the maximum number of dwellings to c. 10,500 dwellings with a maximum residential population of c. 26,000 persons (at a household size of 2.5, incorporating a decline to take account of wider demographic trends, for example lower fertility rates, an aging population and the coming on stream of new homes).</p>

Amendment Component(s)	Description (refer to Proposed Amendment document for full details)	SEA Screening Considerations
	<ul style="list-style-type: none"> • Amendments to Map 2.3 Building Heights indicating where additional height may be accommodated and showing the remaining 5 school sites where the max height is now proposed to increase to 4 floors. • An increase in Class 1 Open space from 29.7 ha to 32.5 ha as indicated under Table 5.1: Main Classification of Open Space, under Chapter 5 of the Planning Scheme. This reflects the projected increase in the maximum residential population in the Planning Scheme area by circa 9% as a result of the density review. • And associated amendments. 	<p>Although the amendment does propose increases to dwelling numbers and population, the changes proposed to the Scheme in this regard are within the environmental envelope of effects originally presented by the SEA Environmental Report for the Draft Planning Scheme that was placed on public display in 2012.</p> <p>The changes would further contribute towards green infrastructure provisions under the Scheme (increase in Class 1 Open Space), including synergistic effects with regard to ecological connectivity, sustainable mobility, sustainable urban drainage and flood risk management.</p> <p>Regarding local education infrastructure, it is proposed to increase the building heights on four out of the six school sites in Cherrywood. School provision was not decreased following the decrease in dwelling numbers and population between Draft Planning Scheme in 2012 and approved Scheme in 2014. The proposed increase in height would allow for an increase in the capacity of these primary and post primary school sites if required.</p> <p>Transport infrastructure planned for the SDZ has the capacity to serve the quanta of development proposed under the original Draft Scheme (c. 10,000 dwellings and c. 350,000 sq. m of High Intensity Employment uses) and therefore it is not considered that the increases to dwelling numbers and populations described in the scheme would be likely to have significant environmental effects arising from increases numbers of journeys.</p> <p>Provisions already contained in the Draft Planning Scheme will ensure that any increase in impacts on water services infrastructure (including surface water/wastewater infrastructure) would be mitigated so as not to be significant:</p> <ul style="list-style-type: none"> • All development must achieve a maximum run off of 1 litre per second per hectare, demonstrated as part of planning applications and conditioned as part of any granted permissions. • Development of the SDZ is dependent on upgrade of Vartry – this upgrade is being progressed and is due for completion in Q3 2021 and the increase in population can be served by the upgrade. • Waste water will be treated at the Shanganagh Waste Water Treatment Plant, which currently has c. 59,965 population equivalent spare capacity (Irish Water, 2020). Collection pipes have already been laid throughout the Plan area. <p>Taking all of the above into account, it is not considered that the changes proposed would be likely to result in significant environmental effects.</p> <p>Furthermore, it is noted that with regard to dwelling numbers and maximum residential population, it is most likely that the theoretical numbers presented above for Proposed Amendment No. 8, are higher than what is the likely outcome in given that a number of sites already have permission granted on them. When the number of dwellings granted on these sites are added to the maximum residential quanta on the remaining sites which have no permissions granted on them, the maximum yield in the Planning Scheme would stand at c. 10,109 dwellings if Proposed Amendment No. 8 is approved, c. 36 more dwellings than were considered in the 2012 Draft Planning Scheme.</p>

Amendment Component(s)	Description (refer to Proposed Amendment document for full details)	SEA Screening Considerations
Tufa Springs	Amendments to Appendix E : Phase 1 Hydrogeology Assessment of the Cherrywood SDZ to include the results of a hydrogeological study carried out on behalf of the DLRCC by JBA Consulting in relation to the Catchment Sensitivity Zone of Tuffa Spring No. 5 and the addition of supporting policy for the development of sites within this Catchment Sensitivity Zone in Development Area 1 Lehaunstown, Development Area 4 Domville and Development Area 8 Tully	<p>Tufa Springs are already protected under the Planning Scheme³. Changes are proposed to Appendix E, which relates to Hydrogeology in the Planning Scheme area with particular reference to 2 no. Tuffa Spring formations. Since the adoption of the Planning Scheme extensive site investigations have been carried out in relation to Tuffa Spring No. 5 referenced in the Scheme documents</p> <p>It is proposed to include this updated information in the Planning Scheme to order to ensure that it informs the future development of sites within the protection zone of this Tuffa Spring. It is considered that these changes will further contribute towards the protection of the springs that is already contributed towards by the Planning Scheme.</p> <p>By amending the detail in the Scheme relating to Tufa Springs, the Proposed Amendment would contribute towards the overall development of the Strategic Development Zone and associated effects that have been identified by the SEA for the existing Scheme:</p> <ul style="list-style-type: none"> • Positive effects include contributions towards: sustainable mobility (arising from a high public transport and non-motorised mode share and a high percentage of internal sustainable mode trips between the residential, employment, education and leisure uses within Cherrywood and), including associated interactions with energy usage and greenhouse gas and other emissions to air; and contributions towards the protection and management of various environmental components (including habitats, species, ecological connectivity, water quality/status, soil, flood risk management, visual sensitivities, archaeological heritage, architectural heritage and exposure to noise levels). • Potential adverse (if unmitigated) environmental effects include those relating to various environmental components (including habitats, species, ecological connectivity, water quality/status, soil, flood risk management, visual sensitivities, archaeological heritage, architectural heritage and exposure to noise levels). However, these effects have already been identified, assessed and mitigated (where relevant) by the SEA undertaken on the existing Planning Scheme. <p>Taking all of the above into account, it is not considered that the changes proposed would be likely to result in significant environmental effects.</p>

³ For example, GI 61, which is proposed to be amended as follows "Ensure the protection of calcareous (tufa) springs and the area surrounding them by having no net effect **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 will have to be accompanied by evidence of how this will be achieved. Collection of hydrogeological data may be required ~~in some cases~~ to prove that there will be no effect **significant impact** on these features."

2.4 Annex II/ Schedule 1/ Schedule 2A Criteria

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*

By amending the detail in the Plan relating to heights, densities and Tuffa Spring, the Proposed Amendment would contribute towards the overall development of the Strategic Development Zone and associated effects that have been identified by the SEA for the existing Scheme:

- Positive effects include contributions towards: sustainable mobility (arising from a high public transport and non-motorised mode share and a high percentage of internal sustainable mode trips between the residential, employment, education and leisure uses within Cherrywood and), including associated interactions with energy usage and greenhouse gas and other emissions to air; and contributions towards the protection and management of various environmental components (including habitats, species, ecological connectivity, water quality/status, soil, flood risk management, visual sensitivities, archaeological heritage, architectural heritage and exposure to noise levels).
- Potential adverse (if unmitigated) environmental effects include those relating to various environmental components (including habitats, species, ecological connectivity, water quality/status, soil, flood risk management, visual sensitivities, archaeological heritage, architectural heritage and exposure to noise levels). However, these effects have already been identified, assessed and mitigated (where relevant) by the SEA undertaken on the existing Planning Scheme.

Heights and Densities

A technical report undertaken to inform the amendment has assessed visual impacts and makes a range of recommendations that have been integrated into the Proposed Amendment that will, in combination with the existing provisions of the Scheme, ensure that the Proposed Amendment will not significantly impact upon important views and prospects. Applicants will still be required to submit a visual impact assessment for planning applications to clearly demonstrate that the protected views are not impacted upon. This is a requirement of Section 2.11 Views and Vistas of the Cherrywood Planning Scheme and is listed as one of the criteria for under Section 2.9.1 "Criteria for Assessing Building Height in the Planning Scheme Area", which is proposed to be inserted into the Planning Scheme document as part of the Amendment. Residual effects on views or prospects will not be significant considering the protection of these elements.

Various other amendments are proposed to Proposed Development (PD) in Cherrywood objectives from Chapter 2 including those that would further contribute towards the urban form and height objectives, and associated mitigatory interactions with sustainable mobility and visual and cultural heritage impacts, that are already provided for by the Scheme. Guidance has been integrated into the Proposed Amendment to ensure that it will not result in significant environmental effects arising from microclimate and sunlight/daylight/shadow issues – see PD 12 "Sustainability, Microclimate and Sunlight/Daylight/Shadow Analysis" and associated Appendix I.

The Proposed Amendment does not increase the number of dwellings and the population to be accommodated within the SDZ to the extent that it would result in exceedances in infrastructural capacity.

The 2012 Draft Planning Scheme provided for a maximum number of c. 10,073 dwellings with a maximum residential population of c. 25,000 persons (at a household size of 2.5). The economic

downturn combined with a revised CSO household size of 2.7 persons influenced the content of the Scheme that was approved in 2014, which provided for a maximum number of 8,786 dwellings with a maximum residential population of c. 24,000 persons. Proposed Amendment No. 8 would increase the maximum number of dwellings to c. 10,500 dwellings) with a maximum residential population of c. 26,000 persons (at a household size of 2.5, incorporating a decline to take account of wider demographic trends, for example lower fertility rates, an aging population and the coming on stream of new homes).

Although the amendment does propose increases to dwelling numbers and population, the changes proposed to the Scheme in this regard are within the environmental envelope of effects originally presented by the SEA Environmental Report for the Draft Planning Scheme that was placed on public display in 2012.

The changes would further contribute towards green infrastructure provisions under the Scheme (increase in Class 1 Open Space), including synergistic effects with regard to ecological connectivity, sustainable mobility, sustainable urban drainage and flood risk management.

Regarding local education infrastructure, it is proposed to increase the building heights on four out of the six school sites in Cherrywood. School provision was not decreased following the decrease in dwelling numbers and population between Draft Planning Scheme in 2012 and approved Scheme in 2014. The proposed increase in height would allow for an increase in the capacity of these primary and post primary school sites if required.

Transport infrastructure planned for the SDZ has the capacity to serve the quanta of development proposed under the original Draft Scheme (c. 10,000 dwellings and c. 350,000 sq. m of High Intensity Employment uses) and therefore it is not considered that the increases to dwelling numbers and populations described in the scheme would be likely to have significant environmental effects arising from increases numbers of journeys.

Provisions already contained in the Draft Planning Scheme will ensure that any increase in impacts on water services infrastructure (including surface water/wastewater infrastructure) would be mitigated so as not to be significant:

- All development must achieve a maximum run off of 1 litre per second per hectare, demonstrated as part of planning applications and conditioned as part of any granted permissions.
- Development of the SDZ is dependent on upgrade of Vartry – this upgrade is being progressed and is due for completion in Q3 2021 and the increase in population can be served by the upgrade.
- Waste water will be treated at the Shanganagh Waste Water Treatment Plant, which currently has c. 59,965 population equivalent spare capacity (Irish Water, 2020). Collection pipes have already been laid throughout the Plan area.

Furthermore, it is noted that with regard to dwelling numbers and maximum residential population, it is most likely that the theoretical numbers presented above for Proposed Amendment No. 8 are higher than what is the likely outcome in given that a number of sites already have permission granted on them. When the number of dwellings granted on these sites are added to the maximum residential quanta on the remaining sites which have no permissions granted on them, the maximum yield in the Planning Scheme would stand at c. 10,109 dwellings if Proposed Amendment No. 8 is approved, c. 36 more dwellings than were considered in the 2012 Draft Planning Scheme.

Tufa Springs

Tufa Springs are already protected under the Planning Scheme⁴. Changes are proposed to Appendix E, which relates to Hydrogeology in the Planning Scheme area with particular reference to 2 no.

⁴ For example, GI 61, which is proposed to be amended as follows "Ensure the protection of calcareous (tufa) springs and the area surrounding them by having no ~~net-effect~~ **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 will have to be accompanied by evidence of how this will be achieved. Collection of hydrogeological data may be required ~~in some cases~~ to prove that there will be no effect **significant impact** on these features."

Tuffa Spring formations. Since the adoption of the Planning Scheme extensive site investigations have been carried out in relation to Tuffa Spring No. 5 referenced in the Scheme documents

It is proposed to include this updated information in the Planning Scheme to order to ensure that it informs the future development of sites within the protection zone of this Tuffa Spring. It is considered that these changes will further contribute towards the protection of the springs that is already contributed towards by the Planning Scheme.

Consultation

Taking the above and the examination of the various parts of the Proposed Amendment provided under Section 2.3 into account, arising from the degree to which the Planning Scheme (as amended) and Proposed Amendment set a framework for projects and other activities, the Proposed Amendment 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*

The Proposed Amendment will not influence higher level plans; lower level plans comprise non-statutory plans relating to mitigation that may be required by the current Scheme such as Construction Management Plans, Traffic and Transport Assessments and Travel Plans.

Taking the above and the examination of the various parts of the Proposed Amendment provided under Section 2.3 into account, arising from the degree to which the Planning Scheme (as amended) and Proposed Amendment influence other plans, the Proposed Amendment 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 relates - has undergone SEA. This process integrated environmental considerations into the Strategic Development Zone and found that it contributes to environmental protection and management and sustainable development.

Taking the above and the examination of the various parts of the Proposed Amendment provided under Section 2.3 into account, arising from the relevance of the Planning Scheme (as amended) and Proposed Amendment 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 and the examination of the various parts of the Proposed Amendment provided under Section 2.3 into account, arising from environmental problems relevant to the Planning Scheme (as amended) and Proposed Amendment, the Proposed Amendment 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, relates to the land use sector and has undergone SEA. This process integrated considerations with regard to EU and national legislation on the environment into the Scheme, including those relating to the waste management and the Water Framework Directive.

Taking the above and the examination of the various parts of the Proposed Amendment provided under Section 2.3 into account, arising from the relevance of the Planning Scheme (as amended) and Proposed Amendment for the implementation of European Union legislation on the environment, the Proposed Amendment 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 Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

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 Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

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 Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

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 Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

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 Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

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 Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

b) exceeded environmental quality standards or limit values, and;

The Proposed Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

c) intensive land-use.

The Proposed Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

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 Amendment would not be likely to result in significant environmental effects (see responses under Annex II/ Schedule 1/ Schedule 2A Criteria Part 1 above and the examination of the various parts of the Proposed Amendment provided under Section 2.3).

Section 3 Conclusion

SEA Screening is the process for determining whether a particular plan - or amendment to a plan - other than those for which SEA is mandatory, would be likely to have significant environmental effects, and would thus warrant SEA. The purpose of the report is to evaluate the requirement for SEA to be undertaken on Proposed Amendment No. 8 to the Cherrywood Planning Scheme (as amended).

A determination as to whether SEA is or is not required for the Proposed Amendment must be undertaken. This report has been prepared by CAAS on behalf of Dún Laoghaire-Rathdown County Council in order to help inform the SEA determination.

The assessment of the Proposed Amendment provided in this report [including against the 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, as amended] has found that the Proposed Amendment would not be likely to result in significant environmental effects.

As detailed in the Proposed Material Alteration document, if Cherrywood were to be developed significantly beyond 10,500 dwellings, a revised SEA and AA would need to be undertaken, as well as a comprehensive review with regards to the carrying capacity of the physical and social infrastructure to support an emerging sustainable community as well as a comprehensive review of the environmental studies which also underpin and support the current Planning Scheme. The Development Agency Project Team consider that any significant additional increases in development quantum would require extensive engagement with a number of relevant statutory agencies, such as the National Transport Authority, Transport Infrastructure Ireland, Department of Education and Skills, Irish Water, National Parks and Wildlife Service, National Monuments Service and Office of Public Works.

Appendix I SEA Environmental Report and Statement for the Scheme

The findings of the SEA process for the 2014 Scheme are detailed in documents which are available, alongside related Scheme and Amendment documents, through the Council's website at <https://www.dlrcoco.ie/en/planning/cherrywood-sdz>.

These documents include the:

SEA Environmental Report, available at:

https://www.dlrcoco.ie/sites/default/files/atoms/files/sea_environmental_report_0.pdf

and

SEA Statement, available at:

https://www.dlrcoco.ie/sites/default/files/atoms/files/sea_statement_0.pdf

Appendix II

Screening for SEA Determination for Proposed Amendment No. 8 to the Cherrywood SDZPS 2014 (as amended) [July 2022]

Screening for SEA Determination

Screening for Strategic Environmental Assessment (SEA) Determination under the SEA Directive¹

for:
the proposed Amendment (No. 8) of the adopted Cherrywood Strategic Development Zone Planning Scheme, 2014, as amended

A Strategic Environmental Assessment (SEA) Screening determination as to whether the Proposed Amendment (No. 8), comprising a building height and density review, of the adopted Cherrywood Strategic Development Zone Planning Scheme, 2014, as amended, is likely to have significant effects on the environment is being made by Dún Laoghaire-Rathdown County Council 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 Report to inform SEA Screening (including information provided by environmental authorities and an examination of the need to undertake SEA against 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 SEA Regulations (as amended) is being taken into account. That information has been carefully considered and its reasoning and conclusion agreed with and adopted – allowing a determination to be made that Proposed Amendment No. 8 would not be likely to result in significant environmental effects. Furthermore, the accompanying Report to Inform Appropriate Assessment Screening demonstrates that the Amendment will not give rise to any likely significant effect on any European site.

Taking into account all of the above, it is determined that that Proposed Amendment No. 8 would not be likely to result in significant environmental effects and that SEA is not required to be undertaken on the Proposed Amendment.

Signed: 
Vivienne Byrne,
Senior Planner, Forward Planning & Infrastructure Department.

Signed: 
Mary Henchy,
Director of Services, Planning Department.

Date: 25th July 2022

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)

Appendix III

SEA Screening of Proposed Amendment No. 8 Addendum I - SEA Screening Review of CE Recommendations [October 2022]

ADDENDUM I

(SEA SCREENING REVIEW OF CHIEF EXECUTIVE'S RECOMMENDATIONS)

TO

REPORT TO INFORM STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING

FOR

PROPOSED AMENDMENT No. 8

TO THE

CHERRYWOOD SDZ PLANNING SCHEME 2014 (AS AMENDED)

for: Dún Laoghaire-Rathdown County Council

County Hall
Marine Road
Dún Laoghaire



by: CAAS Ltd.

1st Floor
24-26 Ormond Quay Upper
Dublin 7



OCTOBER 2022

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1. Introduction

This report is an addendum to the "Report to Inform Strategic Environmental Assessment Screening for Proposed Amendment No. 8 to the Cherrywood Strategic Development Zone (SDZ) Planning Scheme 2014 (as amended)" (July 2022) 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 Building Heights and Density Review Amendment (Proposed Amendment No. 8) of the Cherrywood SDZ Planning Scheme, 2014, as amended.

It will be appended to 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 on the assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive and 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).

SEA Screening is the process for deciding whether a particular plan - or amendment to a plan - 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

An SEA Screening determination as to whether the Proposed Amendment (No. 8), comprising a building height and density review, of the adopted Planning Scheme, as amended, is likely to have significant effects on the environment is required to be made by Dún Laoghaire-Rathdown County Council under the SEA Directive.

The Council have already determined in July 2022, considering the information contained in the July 2022 "Report to Inform Strategic Environmental Assessment Screening" that: Proposed Amendment No. 8, as placed on public display in July 2022, would not be likely to result in significant environmental effects; and, consequently, full SEA is not required to be undertaken on Proposed Amendment No. 8, as placed on public display in July 2022.

4. Chief Executive's Recommendations and SEA Screening

A copy of Proposed Amendment No. 8 and associated documents were placed on public display and submissions invited from 26 July to 7 September 2022.

Submissions received have been considered and are responded to in the Chief Executive's Report (October 2022), with recommendations made for updates to the Proposed Amendment No. 8, 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. In any case whereby significant environmental effects are identified as being likely, full SEA would need to be undertaken.

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. 8. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the "Report to Inform Strategic Environmental Assessment Screening", July 2022), 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 further 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 remains unnecessary for Proposed Amendment No. 8 with/without the Chief Executive's Recommendations.

7. Next Steps

Any additional recommendations need to 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, full SEA would need to be undertaken.

A final SEA Screening must be made by the Council in advance of making the final amendment.

Appendix IV

SEA Screening of Proposed Amendment No. 8 Addendum II
- SEA Screening Review of Members' Motions and
associated Chief Executive's Recommendations [November
2022]

ADDENDUM II

(SEA SCREENING REVIEW OF MEMBERS' MOTIONS AND ASSOCIATED CHIEF EXECUTIVE'S RECOMMENDATIONS)

TO

REPORT TO INFORM STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING

FOR

PROPOSED AMENDMENT No. 8

TO THE

CHERRYWOOD SDZ PLANNING SCHEME 2014 (AS AMENDED)

for: Dún Laoghaire-Rathdown County Council

County Hall
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by: CAAS Ltd.

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NOVEMBER 2022

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7. Next Steps.....	6

1. Introduction

This report is an addendum to the "Report to Inform Strategic Environmental Assessment Screening for Proposed Amendment No. 8 to the Cherrywood Strategic Development Zone (SDZ) Planning Scheme 2014 (as amended)" (July 2022) and should be read in conjunction with that report and SEA Screening Addendum I "SEA Screening Review of Chief Executive's Recommendations".

It provides a Strategic Environmental Assessment (SEA) screening review of motions proposed by Elected Members and associated Chief Executive's Recommendations following the public display of the Proposed Building Heights and Density Review Amendment (Proposed Amendment No. 8) of the Cherrywood SDZ Planning Scheme, 2014, as amended.

It will be submitted to Members for consideration alongside other documentation relating to Proposed Amendment No. 8 under Section 169 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 on the assessment of the effects of certain plans and programmes on the environment, referred to as the SEA Directive and 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).

SEA Screening is the process for deciding whether a particular plan - or amendment to a plan - 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

An SEA Screening determination as to whether the Proposed Amendment (No. 8), comprising a building height and density review, of the adopted Planning Scheme, as amended, is likely to have significant effects on the environment is required to be made by Dún Laoghaire-Rathdown County Council under the SEA Directive.

The Council have already determined in July 2022, considering the information contained in the July 2022 "Report to Inform Strategic Environmental Assessment Screening" that: Proposed Amendment No. 8, as placed on public display in July 2022, would not be likely to result in significant environmental effects; and, consequently, SEA is not required to be undertaken on Proposed Amendment No. 8, as placed on public display in July 2022.

A copy of Proposed Amendment No. 8 and associated documents were placed on public display and submissions invited from 26 July to 7 September 2022.

Submissions received have been considered and are responded to in the Chief Executive's Report (October 2022), with recommendations made for updates to the Proposed Amendment No. 8, as relevant.

SEA Screening Addendum I "SEA Screening Review of Chief Executive's Recommendations" was submitted to Members in October 2022 alongside the Chief Executive's Report. Addendum I concluded that as the Chief Executive's recommendations would not be likely to result in significant environmental effects, SEA remains unnecessary for Proposed Amendment No. 8 with/without the Chief Executive's Recommendations.

4. Members' Motions (and associated Chief Executive's Recommendations) and SEA Screening

There is a need to establish whether or not significant environmental effects would be likely to arise from any motions from the Elected Members. In any case whereby significant environmental effects are identified as being likely, SEA would need to be undertaken.

5. Review of Members' Motions (and associated Chief Executive's Recommendations)

Motion Number	SEA Screening Review of Motion	SEA Screening Review of Chief Executive's Recommendation	SEA Required?
1	This Motion relates to retaining proposals under Proposed Amendment No. 8. These proposals have been considered already in the July 2022 "Report to Inform Strategic Environmental Assessment Screening" which concludes that the Amendment would not be likely to result in significant environmental effects. Consequently, SEA would not be required for the Motion.	The Chief Executive accepts the Motion and recommends no change to Proposed Amendment No.8. Consequently, SEA would not be required for the Chief Executive's Recommendation.	No
2	This Motion would further contribute towards provisions related to views and prospects that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this Motion 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 proposal under this Motion would not be likely to result in significant environmental effects. Consequently, SEA would not be required for the Motion.	The Chief Executive accepts the Motion and recommends no change to Proposed Amendment No.8. Consequently, SEA would not be required for the Chief Executive's Recommendation.	No

Addendum II (SEA Screening Review of Members' Motions and associated Chief Executive's Recommendations) to
Report to Inform Strategic Environmental Assessment Screening for Proposed Amendment No. 8 to the
Cherrywood SDZ Planning Scheme 2014 (as amended)

Motion Number	SEA Screening Review of Motion	SEA Screening Review of Chief Executive's Recommendation	SEA Required?
3	This Motion would further contribute towards provisions related to topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this Motion 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 proposal under this Motion would not be likely to result in significant environmental effects. Consequently, SEA would not be required for the Motion.	The Executive agrees with this Motion but suggests a minor amendment that would not be likely to result in significant environmental effects. Consequently, SEA would not be required for the Chief Executive's Recommendation.	No
4	This Motion would further contribute towards provisions related to design that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this Motion 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 proposal under this Motion would not be likely to result in significant environmental effects. Consequently, SEA would not be required for the Motion.	The Executive agrees with the sentiment of the Motion, but suggests the following as another option to address, in the interest of avoiding duplication in the text of the Proposed Scheme, and to take cognisance of the similar issues raised relating to design and visual variety under another Motion (Refer to Motion No. 3). Consequently, SEA would not be required for the Chief Executive's Recommendation.	No
5	The proposal under this Motion, which would allow for the provision of unlimited upward modifiers at Tully Village Centre has the potential, if unmitigated, to result in significant environmental effects, including on the context of archaeological and architectural heritage and the landscape. In order to examine what mitigation should be applied to this Motion, this Motion would need to be subject to further and specialist consideration, including that relating to visual impacts. Consequently, it would be both necessary in the context of the European SEA Directive's requirements and environmentally responsible to undertake an SEA that is informed by further and specialist consideration, including that relating to visual impacts.	The Executive recommends not to accept this Motion. Consequently, SEA would not be required for the Chief Executive's Recommendation.	Yes, for the Motion. No, for the Executive's recommendation.

Addendum II (SEA Screening Review of Members' Motions and associated Chief Executive's Recommendations) to
Report to Inform Strategic Environmental Assessment Screening for Proposed Amendment No. 8 to the
Cherrywood SDZ Planning Scheme 2014 (as amended)

Motion Number	SEA Screening Review of Motion	SEA Screening Review of Chief Executive's Recommendation	SEA Required?
6	<p>As detailed in the Chief Executives report: "However, it is pertinent to emphasise the relatively limited extent of PI lands throughout the planning scheme area, and the need to have regard to future-proofing and to ensure sufficient lands for sustainable surface water drainage. This is especially relevant in the context of the emerging nature and future build-out of Cherrywood (including possible future intensification) and evolving issues such as climate change.</p> <p>The significance of Physical Infrastructure (PI) Land Use, for uses such as regional attenuation as in Pond 5A, is important not only for Cherrywood, but also for adjoining and downstream catchments e.g. Commons Road, Shankill, Shanganagh and environs. The rezoning of Physical Infrastructure sites and/or the reduction in PI lands, requires careful specialist consideration and assessment."</p> <p>Taking into account the above, it would be both necessary in the context of the European SEA Directive's requirements and environmentally responsible to undertake an SEA that is informed by further and specialist consideration.</p>	The Executive recommends not to accept this Motion. Consequently, SEA would not be required for the Chief Executive's Recommendation.	<p>Yes, for the Motion.</p> <p>No, for the Executive's recommendation.</p>
7	This Motion would provide for a degree of flexibility of a remaining quantum of high intensity employment floor space over two sites already zoned for high intensity employment uses by the existing Scheme. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this Motion 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 proposal under this Motion would not be likely to result in significant environmental effects. Consequently, SEA is not required.	The Executive recommends not to accept this Motion. Consequently, SEA would not be required for the Chief Executive's Recommendation.	No.
8	The Motion would modify Table 6.7.1 and associate requirements relating to Commercial uses along the M50. As identified throughout the Strategic Environmental Assessment documents that accompany the adopted Planning Scheme, the Commercial uses along the M50 were informed as mitigation by noise considerations. These changes to the requirements relating to uses would have potential to result in significant environmental effects. In order to examine the implications of these significant changes, this Motion would need to be subject to - and where appropriate informed by - further and specialist consideration, including that relating to noise mitigation. Consequently, it would be both necessary in the context of the European SEA Directive's requirements and environmentally responsible to undertake an SEA that is informed by further and specialist consideration, including that relating to noise mitigation.	The Executive recommends not to accept this Motion. Consequently, SEA would not be required for the Chief Executive's Recommendation.	<p>Yes, for the Motion.</p> <p>No, for the Executive's recommendation.</p>

Addendum II (SEA Screening Review of Members' Motions and associated Chief Executive's Recommendations) to
Report to Inform Strategic Environmental Assessment Screening for Proposed Amendment No. 8 to the
Cherrywood SDZ Planning Scheme 2014 (as amended)

Motion Number	SEA Screening Review of Motion	SEA Screening Review of Chief Executive's Recommendation	SEA Required?
9	This Motion seeks to amend Recommendation 3 of the Chief Executive's Report relating to a review of the Town Centre and Environs. Was any such to be followed by recommendations for an amendment to the Scheme, such an amendment would have to be subject to screening for SEA and AA and other requirements as appropriate. Taking this into account, this Motion would not be likely to result in significant environmental effects. Consequently, SEA would not be required for the Motion.	The Executive recommends to accept the Motion. Consequently, SEA would not be required for the Chief Executive's Recommendation.	No
10	This Motion would further contribute towards provisions related to sectors and topics that are already provided for within the existing Planning Scheme and Proposed Amendment No. 8. Considering the measures that have already been integrated into the Planning Scheme and Proposed Amendment No. 8 that provide for and contribute towards environmental protection, environmental management and sustainable development (refer also to the "Report to Inform Strategic Environmental Assessment Screening", July 2022), any potential effects arising from this Motion 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 proposal under this Motion would not be likely to result in significant environmental effects. Consequently, SEA would not be required for the Motion.	The Executive recommends not to accept this Motion and to insert text to Section 7.4 of the Planning Scheme as per Motion No. 9. Consequently, SEA would not be required for the Chief Executive's Recommendation.	No
11	This Motion seeks to provide comment on the existing Proposed Amendment No. 8 and to identify a belief that the totality of the SDZ should be reviewed. Was any such to be followed by recommendations for an amendment to the Scheme, such an amendment would have to be subject to screening for SEA and AA and other requirements as appropriate. Taking this into account, this Motion would not be likely to result in significant environmental effects. Consequently, SEA would not be required for the Motion.	The Chief Executive does not accept the Motion and recommends no change to Proposed Amendment No.8. Consequently, SEA would not be required for the Chief Executive's Recommendation.	No
12	This Motion relates to the tenure of residential units and as such would not be likely to result in significant environmental effects. Consequently, SEA is not required.	The Chief Executive does not accept the Motion and recommends no change to Proposed Amendment No.8. Consequently, SEA would not be required for the Chief Executive's Recommendation.	No
13	This Motion relates to adding baseline information to the Scheme relating to up to date figures on how many residential units have so far been developed in the Scheme area. This information would not provide or interact with Scheme provisions to the extent that it would be likely to result in environmental effects. Consequently, SEA would not be required for the Motion.	In response to the Motion, the Chief Executive recommends the insertion of text into under Table 2.9 Residential Development Density Ranges and Development Yield (on page 15 of the Cherrywood Planning Scheme document). Consequently, SEA would not be required for the Chief Executive's Recommendation.	No

6. Conclusion

As Motions No's. 1, 2, 3, 4, 7, 9, 10, 11, 12 and 13 (and associated Chief Executive's recommendations) would not be likely to result in significant environmental effects, SEA remains unnecessary with/without the proposals contained within these Motions.

In the context of two Motions (No's. 5, 6 and 8), it would be both necessary in the context of the European SEA Directive's requirements and environmentally responsible to undertake an SEA that is informed by further and specialist consideration. The Chief Executive's recommendations for No's. 5 and 8 are for the motions not to be accepted and for no change to the original Proposed Amendment No. 8 that was placed on display; consequently, SEA would not be required for the Chief Executive's recommendations.

7. Next Steps

If either Motion No. 5, 6 and/or 8 are passed, SEA must be undertaken on these proposals.

Furthermore, any additional motions (and associated Chief Executive's recommendations) need to 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, SEA would need to be undertaken.

If there are no proposals necessitating SEA being integrated into the final amendment, a final SEA screening determination must be made by the Council in advance of making the final amendment.

Appendix V

Cherrywood SDZ Pond 5A Rezoning - Technical Note

Cherrywood SDZ Rezoning

Technical Note – 08/12/2022

ROD has been engaged to undertake a technical assessment on the potential rezoning of the Physical Infrastructure (PI) zoned land associated with Pond 5A, as identified on Planning Scheme maps including Maps 4.2 and 6.6¹ (reproduced in Appendix A) and relocating Pond 5a to lands zoned Green Infrastructure (GI) as permitted under DZ18A/0854. The location of Pond 5a as permitted under DZ18A/0854 is presented in the context of the Cherrywood Planning Scheme zoning in Appendix B. This technical note details key considerations associated with the relocation of Pond 5a from PI to GI arising from the detailed design process and possible future requirements having regard to technical capacity, sustainability, flood risk and climate change.

Technical Capacity

The pond 5A (detailed design permitted under DZ18A/0854) has been designed in accordance objective PI 6 of the planning scheme to sustainably manage the surface water from a catchment of ~15.72 Ha (detailed design scheme layout and contributing catchment area map presented in Appendix C) and has sufficient capacity to do so. The design considers both the attenuation volume requirements and ability to treat contributing runoff (including an allowance for climate change). As such, the relocation of the Pond 5a will have no perceptible difference on the receiving waterbody in terms of runoff volumes (hydromorphology) and water quality downstream.

It's worth noting that in line with the principles of the GDS² and specifically the requirements of the Planning Scheme Objective PI 8, every development plot permitted within the catchment of pond 5a currently attenuates to 1 l/s/ha, as will all future permitted development plots in accordance with the Planning Scheme requirements. No additional PI lands are required to provide appropriate management of surface waters within the catchment of pond 5a either in its current or proposed amended location. Rezoning of the (majority of) PI zoned lands to residential (RES 2 as per the adjoining land-use zoning as per Map 6.6) will not materially impact on the ability to suitably and sustainably manage surface water for the catchment.

The intensification of development proposed as part of the building height amendment to the planning scheme is likely to have negligible impact to the management of surface waters with the pond 5a catchment. This is predominantly due to the fact that all permitted development is required to attenuate surface water flows to 1 l/s/ha within its site boundary prior to discharge to the network, as per the requirements of the Planning Scheme. It is envisaged that this will be achieved by way of multiple SuDS features incorporated into such developments, as listed in the Planning Scheme inclusive of blue / green roofs where appropriate'. Therefore, any future intensification of development (including within the Town Centre) will have a negligible impact on the functioning of the regional drainage infrastructure and the potential to adapt to future pressures as required. Regarding Town Centre zonings, it is noted that only TC3 is within the Pond 5A catchment and that TC1, TC2 and TC4 are part of a separate catchment that drains to other Cherrywood regional attenuation ponds.

¹ DLR County Council (Amended 2014) Cherrywood SDZ Planning Scheme. Available at: <https://www.dlrcoco.ie/en/planning/cherrywood-sdz>

² DCC (2005), Greater Dublin Strategic Drainage Strategy. Available at: <http://www.greaterdublindrainage.com/gdsds/>

The proposed pond 5a is regarded as a key component of the catchments SuDS strategy and wider Green Infrastructure within Cherrywood SDZ. The pond 5a (as permitted under DZ18A/0854) is supportive of multiple Planning Scheme Green Infrastructure Objectives e.g. GI 10, GI 16, GI 54 & GI 55). It should be noted that an original consideration when zoning PI lands was to ensure that key infrastructure such as regional attenuation was within publicly accessible lands and could therefore be appropriately managed by the Local Authority. Relocating pond 5a to GI zoned lands ensures the pond can be managed by the local authority as intended.

Sustainability

As described in the CIRIA SuDS manual (C753)³ the biodiversity potential of SuDS features and especially ponds/wetlands can be hindered when sited in highly managed landscapes (hard standing) such as the current indicative location of pond 5a shown on Planning Scheme maps (including Maps 4.2 and 6.6). Siting the pond within the GI zoning as an alternative location will have significant benefits to biodiversity potential arising from the integration of a biodiversity hotspot (the pond) in a biodiversity corridor (the existing GI zoned lands). Net increases to biodiversity are also likely to have indirect benefits to the perceived amenity value of the locality.

The flood studies undertaken for the planning scheme and as part of the CFRAMS⁴ indicate that the pond 5a locations shown in the Planning Scheme and as permitted under DZ18A/0854 are outside the 1 in 1000 year floodplains of watercourses in the locality, this is also true of when climate change is considered. As such the pond 5a location (permitted under DZ18A/0854) is appropriate as per the OPW's flood risk assessment Guidance⁵. Considering the implications for the management of surface water derived flooding, relocation of pond 5a is also likely to have no perceptible effect on the functioning of the management of surface waters.

Regarding climate change, there are still significant unknowns as to the likely severity of climate change impacts. This uncertainty is exacerbated when considering impacts at a local (catchment) level. Although the prediction of likely impacts is the subject of significant research at both national and international levels it is acknowledged that all climate models and predictions are subject to change. As such adaptability to different climatic conditions is a key consideration when designing infrastructure schemes including drainage. At a fundamental level, having a larger area within the GI lands if necessary to extend and adapt infrastructure is a positive attribute. When comparing the pond 5a location as identified in the Planning Scheme and as permitted under DZ18A/0854, it is evident that the indicative location identified on Planning Scheme Maps including Maps 4.2 and 6.6 is constrained by Residential zonings (to the north, west and south) and the permitted location under DZ18A/0854 has an availability of land immediately adjacent to allow for future adaption. As such, the pond 5a location permitted under DZ18A/0854 is more appropriate as it allows for future adaptation as required.

The sediment forebay (permitted under DZ18A/0854) is to be located on lands zoned for residential use separate from the main volume of the pond. A reduced area of PI zoning is required for the forebay (as compared to the original Planning Scheme) which is to be located within an area which is more easily accessible from the public road for ease of operation and maintenance by the Local Authority. This is likely to have a negligible impact on the functioning of the treatment train. However, as with the general design of the pond, if required due to

³ CIRIA (2015), The SuDS Manual C753, Available at: <https://www.ciria.org/ItemDetail?iProductCode=C753>

⁴ OPW (2017) CFRAMS Flood Mapping, Available at: https://s3-eu-west-1.amazonaws.com/docs.floodinfo.opw/pdf/east/uom_10/afa/deansgrange_loughlinstown/01_ex/current/fluvial/e10lou_exfcd_f1_05.pdf

⁵ OPW (2009), The Planning System and Flood Risk Management - Guidelines for Planning Authorities. Available at: <https://www.opw.ie/wp-content/uploads/2019/08/2009-Planning-System-Flood-Risk-Mgmt-1.pdf>

climate change effects, the relocated pond 5a could be modified to include a sediment forebay within the GI Lands.

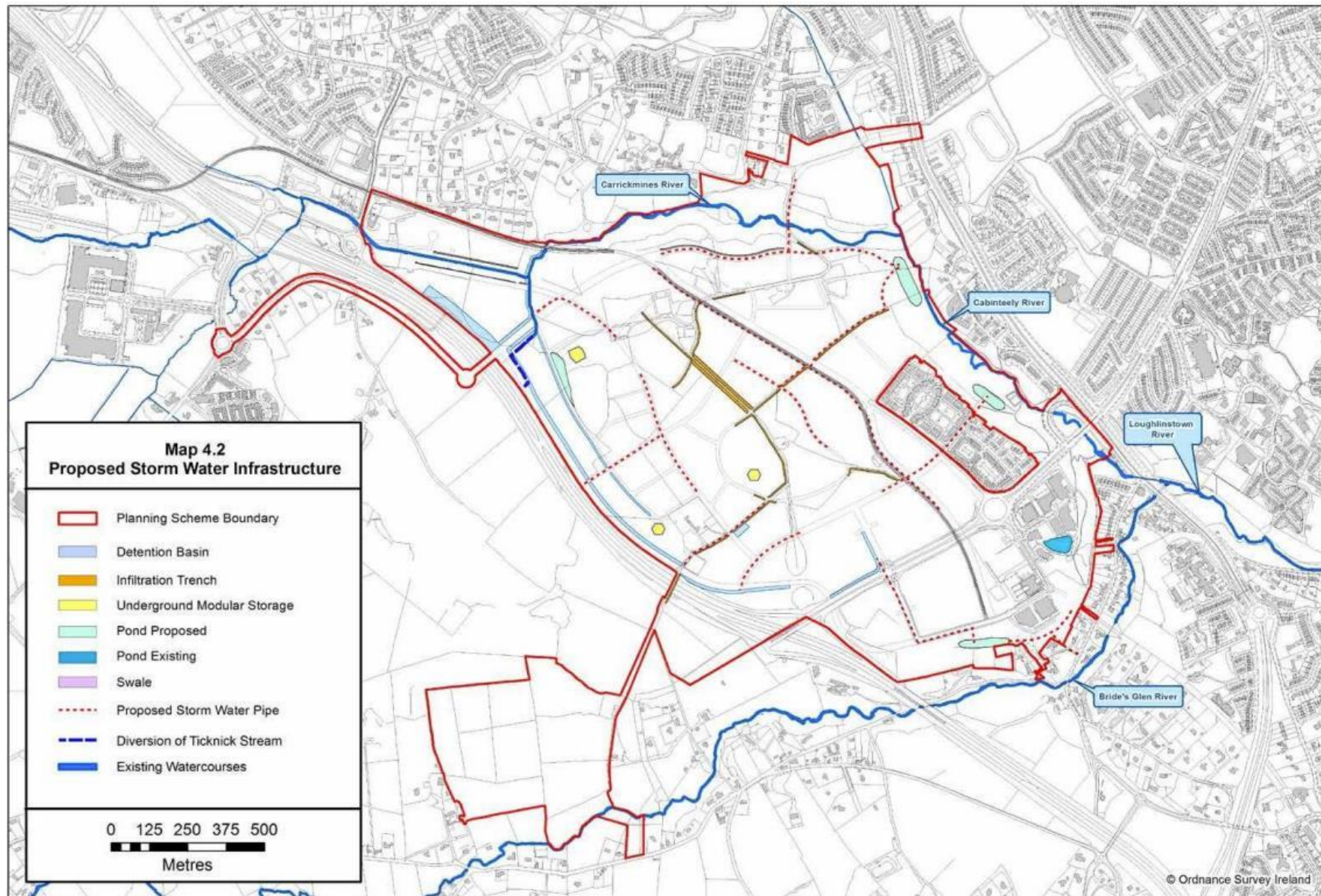
Relocating the pond 5a to GI lands ensures that in future and as required the function and capacity of the pond can be modified as necessary to ensure that flood risk and water quality can be managed appropriately in perpetuity.

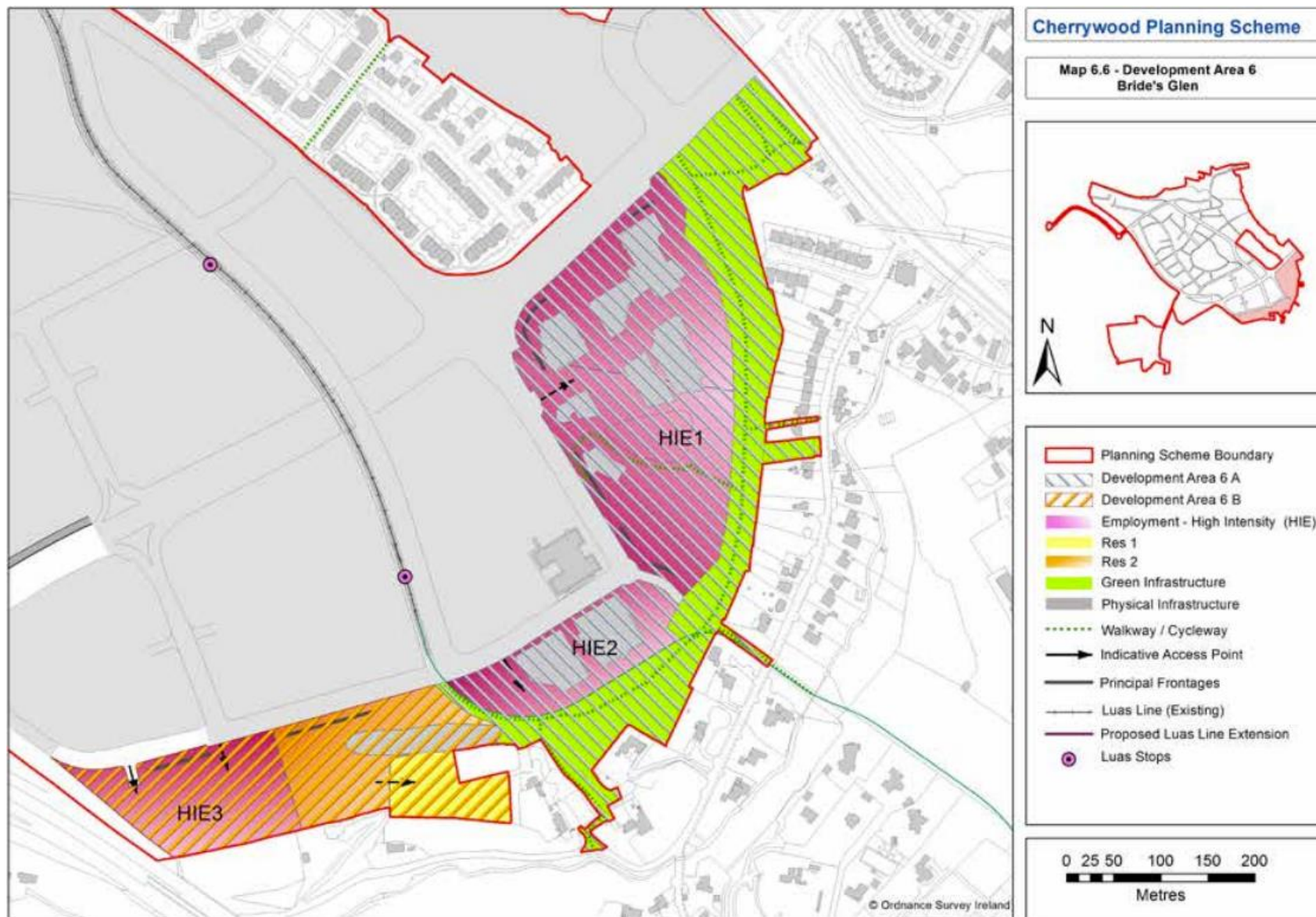
Conclusion

The relocation of the proposed pond 5a is not constrained technically and either the existing or proposed site is appropriate regarding the technical provision of the pond. However, when sustainability is considered the relocated siting of the pond is advantageous over the existing location as shown indicatively in the Planning Scheme. No additional PI lands are required for the provision of the surface water management infrastructure as pond 5a (as permitted under DZ18A/0854) can meet all technical requirements regarding capacity and water quality treatment. The intensification of development proposed as part of the building height amendment to the planning scheme and potential future intensification of the Town Centre, is likely to have negligible impact to the management of surface waters within the pond 5a catchment. Considering future development and climate change effects, the pond 5a location permitted under DZ18A/0854 is more appropriate as it allows for future adaptation if required. As such, there is likely no adverse impact of a potential re-zoning of the existing PI lands to a RES 2 zoning from a surface water management perspective and locating the pond as per DZ18A/0854 is beneficial overall.

APPENDIX A

Cherrywood SDZ Scheme Maps





APPENDIX B
Pond 5a as permitted under DZ18A/0854
Zoning Context

APPENDIX C

Pond 5a Detailed Design Layout and Contributing Catchment Map

