

Strategic Environmental Assessment Screening Report

Draft Belmayne & Belcamp Lane
Masterplan



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

SEA SCREENING REPORT

PLANNING AND DEVELOPMENT ACTS 2000, as Amended

**PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT)
REGULATIONS 2004-2011**

**S.I. 435/2004 – European Communities (Environmental Assessment of Certain
Plans and Programmes) Regulations 2004 and S.I. No. 200/2011 - European
Communities (Environmental Assessment of Certain Plans and Programmes)
(Amendment) Regulations 2011**

**‘Draft BELMAYNE – BELCAMP LANE MASTERPLAN’ ARISING FROM THE
CLONGRIFFIN – BELMAYNE LOCAL AREA PLAN 2012**

REPORT PURSUANT TO EUROPEAN DIRECTIVE 2001/42/EC

DETERMINATION OF THE NEED FOR STRATEGIC ENVIRONMENTAL
ASSESSMENT OF A LAND USE PLAN.

1.0 The Purpose of the Report

Dublin City Council has prepared a draft masterplan (hereafter referred to as the masterplan) for lands at Belmayne and Belcamp Lane in Dublin 13/17. The purpose of the masterplan is to demonstrate proposals for buildings, spaces, movement and land use in three dimensions for Belmayne and Belcamp Lane in accordance with the vision, spatial framework, policies and objectives and the ‘Key Site’s Development Strategy’ as set out in the Clongriffin – Belmayne Local Area Plan 2012.

The Masterplan is framed within the context of the City Development Plan 2016 – 2022 and the Clongriffin – Belmayne Local Area Plan 2012. The masterplan will be subject to non-statutory public consultation and it will not be statutorily adopted.

The masterplan was screened for the requirements of SEA under the requirements of S.I. 435/2004 – European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 and S.I. No. 200/2011 - European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011. The purpose of this report is to determine, in accordance with the

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above Regulations, whether or not the masterplan requires a Strategic Environmental Assessment taking into account of relevant criteria set out in Schedule 2A of S.I. No. 436 of 2004 / Directive 2001/42/EC.

2.0 The Masterplan Lands

The *Belmayne – Belcamp Lane* masterplan area refers to c. 24 ha of land at the Malahide Road Junction R107/R139 / Northern Cross and along Main Street, Belmayne, Dublin 13/17 (see Figure 1 below). These lands are identified in the 2016 Dublin City Development Plan and the Clongriffin – Belmayne LAP for district centre and residential / community development.



Figure 1: Location of the Belcamp-Belmayne Masterplan land

2.1 Location

The masterplan lands form part of the wider Clongriffin – Belmayne area; a developing urban area since 2000 which is located at the north eastern boundary of Dublin city (the area is also known as the North Fringe).

The masterplan lands are located c.9 km from Dublin City Centre in close proximity to Dublin Airport and the M1/M50 to the north west, and to Clongriffin Railway Station and the coast to the east. The lands lie to the south and west of the City's administrative boundary with Fingal County Council; delineated by the River Mayne to the north and by the Dublin / Belfast Rail Corridor to the east.

The lands comprise two distinct parcels of land – c.15ha at Belmayne and c.9 ha at Belcamp Lane. The ***Belmayne – Belcamp Lane*** lands are located to the north east and south west of the Malahide Road Junction, respectively, adjacent Clarehall and Northern Cross. The lands are served by the Malahide Road QBC (City Centre / Clongriffin) which facilitates a high frequency bus service from the city centre to Clongriffin Rail Station.

3.0 Planning Policy Background

3.1 National, Regional and City Development Plan

The Masterplan was prepared in accordance with the Clongriffin – Belmayne LAP 2012 (life of that plan extended for a further 5 years in 2017). The master plan takes

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cognisance of national, regional and local planning policy made since 2012, where relevant, and any new relevant ministerial guidelines.

The **National Planning Framework (NPF) (Project Ireland 2040)** identifies the development of Clongriffin (Clongriffin-Belmayne) as a 'Key Future Growth Enabler for Dublin'. The **Metropolitan Area Strategic Plan (MASP)** for the Dublin Metropolitan Area (which forms part of the **Regional Spatial and Economic Strategy** for the Eastern and Midland Regional Area, (2019/31), identifies Clongriffin – Belmayne's potential to support Dublin's sustainable growth and continued competitiveness through the delivery of housing and employment.

The **Dublin City Development Plan 2016 – 2022** identifies Clongriffin-Belmayne as a **Strategic Development and Regeneration Area (SDRA1 North Fringe Clongriffin-Belmayne)**. The lands within the Plan area are therefore primarily subject to Land Use Zoning Objective Z 14, which seeks the social, economic, physical development or rejuvenation of an area with residential, employment and mixed uses.

The City Development Plan designates a **Key District Centre** at Clongriffin and Belmayne - **Key District Centre (KD1 North Fringe East and West)**. **Key District Centres (KDC's)**, are the top tier of urban centres outside of the city centre.

As a KDC, Clongriffin-Belmayne is expected to deliver on a range of requirements including:

- increased density of development;
- a viable retail & commercial core;
- a comprehensive range of high quality community & social services; and,
- distinctive spatial identity with a high quality physical environment.

A 'Specific Objective' for a Local Area Plan also pertains to these lands. In the case of Clongriffin – Belmayne, the Clongriffin – Belmayne Local Area Plan, 2012 is already in place.

A 'Specific Objective' for Road Schemes and Bridges (Malahide Road / R107 (including North Fringe Improvements and 'Main Street')) also pertain to the masterplan lands.

3.2 Clongriffin/Belmayne Local Area Plan (LAP), 2012

The Clongriffin – Belmayne Local Area Plan (LAP) was adopted by Dublin City Council on 3rd December 2012. The life of the Plan was extended by 5 years in November 2017. This statutory plan sets out a sustainable development framework for the c.200 ha area at Clongriffin – Belmayne. Specifically it sets out:

- An overall vision,
- A spatial framework
- An approximate development capacity,
- Policies and objectives against which planning applications for the lands will need to accord,
- Key strategic infrastructure requirements,
- A phasing strategy / phasing rationale (6 no. phases),

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- ‘Key Sites Frameworks’ in the case of **Phase 5** lands at **Belmayne and Belcamp Lane**.

3.2.1 Key Sites Frameworks (**Belmayne and Belcamp Lane**)

The Clongriffin-Belmayne Local Area Plan identifies lands at **Belmayne and Belcamp Lane** as ‘**Key Sites**’ (**Phase 5 lands** c. 19 ha) - critical to the delivery of the overall place making of Clongriffin-Belmayne through the creation / completion of a mixed use urban district centred on high quality transport. These are mostly Council owned lands. The Local Area Plan envisages, in accordance with its Key District Centre designation, a mix of town centre uses at sustainable densities, to serve (along with Clongriffin Town Centre) the circa 20,000 to 25,000 population envisaged for the Local Area Plan area.

The Local Area Plan recommends the preparation of a masterplan(s) for these ‘**Key Sites**’. This is to ensure the comprehensive and orderly development of the lands and to ensure that development will positively and functionally integrate with surrounding development, including Northern Cross Development and Clarehall Shopping Centre. Section 8.0 of the LAP details the frameworks for the lands and masterplan objectives (see Box 1, Key Masterplan Objectives below).



The delivery of the vision for the **Belmayne and Belcamp Lane** requires major roads infrastructure works including:

- a) the completion of the ‘Main Street’ through Belmayne; and,
- b) the construction of a by-pass of the Malahide Road R107 (a C-Ring to the west of Belcamp Lane).

A by-pass of the Malahide Road junction (R107 / R139) is required to reduce the traffic challenges at the Malahide Road junction and to facilitate its redesign such as to cater more effectively for cyclists, pedestrians and public transport and as to improve the public realm. The development framework for Belmayne envisages the Malahide Road to be a high quality, tree-lined pedestrian and public transport dominated boulevard clearly defined by well designed buildings of an urban scale and by new urban spaces with an emphasis on ease of connectivity and movement between all the

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quadrants of the Malahide Road Junction - Belmayne and Clarehall, Northern Cross and Belcamp Lane.

4.0 The Masterplan

The proposed masterplan area covers c.24 ha of land. This comprises the **Key Sites** (Phase 5 lands) at **Belmayne and Belcamp Lane** (19 ha) and c. 5 ha of adjacent Council owned lands which are identified for residential and community uses in the Local Area Plan and which form part of the LAP's **Phase 4** development lands (see Figure 2).

The purpose of the masterplan is, in accordance with the LAP, to put forward a comprehensive worked up development framework for the subject lands. Specifically, the Masterplan must identify the quantum and location of town centre development achievable on these lands for a range of uses (residential, mixed use commercial, community, civic and open space) along with achievable height, massing and bulk of buildings, grid and block detail, movement, patterns of development, density, and residential and commercial yields as required by the LAP's Key Masterplan Objectives (see Box 1 above).



Figure 2: Phases 4 and 5

In addition to the policies, objectives and **Key Sites** Frameworks of the LAP, the following projects / studies / reports / Section 28 Guidelines will inform the masterplan:

- a) *The Economic and Retail Study 2018* – Belmayne & Clongriffin, prepared by AECOM Ltd, in conjunction with Braniff Associates on behalf of Dublin City Council. This study provides independent, evidence-based assessment of and recommendations on the retail and economic potential of the Key District Centre at Belmayne and Belcamp Lane and it makes recommendations accordingly.
- b) The Council has secured LIHAF funding (Government funding) for the completion of the 'Main Street', Belmayne, a road which is to link the west (Belmayne) and east (Clongriffin) Town Centres (see Figure 2 above). Part VIII Approval exists for the

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construction of 'Main Street' (Reg. Ref. 4214/18 refers). The commencement of construction is imminent.

- c) South Fingal Transport Study (SFTS) by Systra transport planning consultants and published by Fingal CC. This study examined the transport network in south Fingal (and it included the North Fringe area) and it makes recommendations of key transport infrastructure inclusive of recommendations in respect of the proposed by-pass of the Malahide Road junction (R107 / R139).
- d) Since the Local Area Plan was published, the DHPLG has published new Guidelines for Planning Authorities in March 2018. "Sustainable Urban Housing" Design standards for new apartments. In December 2018 the DHPLG published Guidelines on Urban Development and Building Heights. Proposed building heights and densities must have cognisance of these guidelines while in the case of building height, respecting the existing residential contexts.

Overall, it is considered that the Masterplan has the potential to yield the following quantum of development on the subject lands:

	Belmayne District	Belcamp Lane
Residential Units	c. 1,400-1,600 units	c. 800-1,000 units
Retail/café/commercial	c. 10,000 sq. m	c. 2,000 sq. m
Community/ Educational	c. 21,500 sq. m	c. 4,000 sq. m
Public Open Space / Civic Space	c. 20,000 sq. m	c. 6,000 sq. m

Table 1: Masterplan development yield

5.0 Masterplan Implementation

The Masterplan lands are to be developed in accordance with the 'Phasing & Implementation Strategy' of the LAP. To date, since 2012, the following has been granted planning permission on the masterplan lands:

- a. 150 apartment units were approved under Part VIII procedures, on lands at Belmayne (Phase 5) under Ref Reg. 3238/17.
- b. Permission has been granted for 2 no. Schools – a temporary post primary and primary school at Belmayne Avenue (Phase 4 lands), Ref. 3009/19.

6.0 Appropriate Assessment

An Appropriate Assessment Screening was undertaken of the Draft Belmayne – Belcamp Lane Masterplan, in accordance with the requirements of Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (79/409/EEC). Stage 1 Screening determined that Appropriate Assessment of the Draft Masterplan was not required as the Masterplan, individually or in combination with other plans or projects, was not likely to have a significant effect on a European Site, in terms of its conservation objectives. On this basis, Dublin City Council, as the competent Authority

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(in compliance with Part XAB of the Planning and Development Act 2000, as amended) and taking into account the observation from GSI dated 13th January 2019, determined that an Appropriate Assessment of the Draft Masterplan was not required.

7.0 Assessment in terms of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011

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 masterplan document will act as a guidance document for projects and other activities for these lands. The planning basis for this masterplan is set out in the Clongriffin / Belmayne Local Area Plan 2012 (life of LAP extended in 2017 for 5 years) and the Dublin City Development Plan 2016-2022, see Planning Policy Context above. The Clongriffin / Belmayne Local Area Plan (LAP) has been subject to SEA incorporating the requirements of the SEA Directive.

The statutory Local Area Plan sets out the following for the LAP area inclusive of the Masterplan lands:

- overall vision,
- approximate development capacity,
- a spatial framework
- policies and objectives against which planning applications for the lands will need to accord,
- key strategic infrastructure requirements,
- a phasing strategy / phasing rationale, and,
- Key Sites Frameworks in the case of Belmayne and Belcamp - Phase 5 lands.

On foot of the above, the Draft Masterplan provides proposals for buildings, spaces, movement and land use in three dimensions for Belmayne and Belcamp in accordance with the Clongriffin – Belmayne LAP. It identifies the quantum and location of District Centre development achievable on the lands in question for a range of District centre uses along with achievable height, massing and bulk of buildings, grid and block detail, and patterns of development, density and residential and commercial yields as required by the Dublin City Development Plan 2016 – 2022, the Clongriffin – Belmayne Local Area Plan, 2012 and current Section 28 Guidelines and relevant local studies pertaining to the lands (transport and retail). It would also include high level drainage (SUDS) proposals in accordance with the Local Area Plan.

The masterplan sets an urban design and development capacity framework for projects and other activities for these lands. Final decisions relating to the Malahide Road by-pass and issues such as architectural detail and public realm will be determined through further studies / the development management process, as appropriate.

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

The Masterplan sits at the bottom of the plan hierarchy and as such is influenced by plans higher up the hierarchy e.g. the Clongriffin – Belmayne LAP for which it provides additional guidance for mostly Council owned lands. It will therefore influence

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planning applications / decisions on planning applications, but only in the context of the policies and objectives of the Clongriffin – Belmayne LAP and the Dublin City Development Plan 2016 - 2022.

The preparation of the Masterplan is required by the Clongriffin / Belmayne Local Area Plan 2012. It is compatible and complementary with the strategies, policies and objectives of the Local Area Plan and the City Development Plan relating to the provision and delivery of a sustainable neighbourhood.

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

The purpose of the masterplan is to give expression, sometimes in 3 dimensional form, to the sustainable settlement framework for these lands as set out in the statutory Clongriffin – Belmayne LAP, 2012 and the Dublin City Development Plan 2016 – 2022. The Clongriffin / Belmayne Local Area Plan has been subject to SEA incorporating the requirements of the SEA Directive.

The preparation of the Masterplan is required by the Clongriffin / Belmayne Local Area Plan 2012. It is compatible and complementary with the strategies, policies and objectives of the Local Area Plan and the City Development Plan relating to the provision and delivery of a sustainable neighbourhood.

Environmental problems relevant to the plan.

The content of the Clongriffin – Belmayne LAP, 2012, has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

Section 3 of the Environment Report of the SEA - 'Baseline Environment', identifies the relevant environmental issues (environmental problems) relevant to the LAP area as they relate to Population and Human Health, Biodiversity, Flora and Fauna, Air Quality and Noise, Climatic Factors, Water Quality, Material Assets etc.

According to the SEA, the LAP includes mitigation measures in the form of policies and objectives to offset any potential impacts on these environmental receptors.

The preparation of the Masterplan is required by the Clongriffin / Belmayne Local Area Plan 2012. It is compatible and complementary with the strategies, policies and objectives of the Local Area Plan and the City Development Plan relating to the provision and delivery of a sustainable neighbourhood.

The purpose of the draft masterplan is to facilitate the development of the subject lands (24ha). The development of these long vacant lands presents the opportunity to support the existing local community by the completion of infrastructure and the provision of local services and housing.

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

The Masterplan does not have any relevance for the implementation of EU legislation

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on the environment. The master plan will set out guidance for future development on the subject lands. European Union plans and programmes are considered under the City Development Plan 2016-2022. The City Development Plan and the Clongriffin – Belmayne Local Area Plan, 2012, have more relevance in relation to issues such as Water Framework Directive etc and the policies of these plans will be taken into consideration as part of any future development proposals for the masterplan lands.

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 Clongriffin – Belmayne LAP requires the preparation of a masterplan for the subject lands.

The Strategic Environmental Assessment of the Local Area Plan considered that any adverse effects could be appropriately mitigated either directly or indirectly. According to the SEA, the LAP includes mitigation measures in the form of policies and objectives to offset any potential impacts on environmental receptors.

The draft masterplan sets an urban design and development capacity framework for projects and other activities for these lands in accordance with the Clongriffin - Belmayne LAP.

Final decisions relating to architectural detail and public realm and other issues will be determined through the development management process which, where appropriate, will be subject to environmental assessment procedures.

The cumulative nature of the effects.

According to the Environment Report for the SEA of the Clongriffin – Belmayne LAP, that Plan includes mitigation measures in the form of policies and objectives to offset any potential impacts on environmental receptors.

The transboundary nature of the effects.

The Masterplan lands are located entirely within Dublin City Council's administrative area in close proximity to the city's boundary with Fingal County Council. The River Mayne forms the boundary between the two administrative areas.

According to the Environment Report for the SEA of the Clongriffin – Belmayne LAP, that Plan includes mitigation measures in the form of policies and objectives to offset any potential impacts on environmental receptors.

The risks to human health or the environment (e.g. due to accidents).

The proposed Masterplan will not result in any risks to human health.

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

The Clongriffin – Belmayne LAP is applicable to an area of 200ha of development lands. The LAP envisages a population of 20,000 to 25,000 people. The population of the LAP area under the 2016 Census is 9,589 persons.

The Masterplan lands pertain to an area of c. 24 ha. The proposed masterplan

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identifies a proposed residential unit capacity of 2,200 – 2,600, equating to a population of 6 / 7,000 persons (household size of 2.76 in LAP area, Census 2016).

According to the Environment Report for the SEA of the Clongriffin – Belmayne LAP, that Plan includes mitigation measures in the form of policies and objectives to offset any potential impacts on environmental receptors.

**The value, and vulnerability of the area likely to be affected due to:
(a) special natural characteristics or cultural heritage;**

The receiving environment is characterised as urban and subject to development proposals under the Local Area Plan and the Dublin City Development Plan. While characterised by agricultural fields with hedgerows and ditches in the recent past, these development lands are now surrounded by urban development and characterised by flat disturbed / fragmented, rough grass, paths, scrub and an existing roadway and infrastructure. An overhead electricity line (38 KV) traverses lands at Belmayne and services skirt around site boundaries.

Large scale Town Centre Development was permitted on the Belmayne Lands under Reg. Ref. 354/02 and 4315/03. These application was subject to EIA. A significant portion of that permitted development was constructed / remains incomplete. Those permissions have expired.

The Masterplan lands lie approx. 2 / 3 Km from Baldoyle Bay SPA and SAC. In addition to these European designations Baldoyle Bay is also recognised as a wetland of international importance under the RAMSAR Convention. It is also a proposed Natural Heritage Area, a designation under national legislation. An Appropriate Assessment (NIA) was carried out for the Clongriffin – Belmayne LAP, 2012. An Appropriate Assessment Screening Report has been prepared for the draft masterplan (see Section 6.0 above).

Ecological studies forming part of planning applications for development on the lands - Reg. 3238/17 and Reg. 3009/2019 demonstrate that the lands at Belmayne have a low ecological value.

The lands are characterised by till / limestone (soils / bedrock).

There are no watercourses on the lands (aside from land drains). Surrounding development is drained to attenuation tanks which drain to the River Mayne in the north which flows into Baldoyle Bay which is a Natura 2000 site. The use of Storm Water attenuation as well as Sustainable Drainage Systems (SuDS) means that the quality (and quantity) of stormwater run-off is managed and controlled. This has a positive impact on receiving water, i.e. the Mayne River. The master planning of the SW network provides a modern network that mirrors international best practice in its approach.

In general, there is relatively new infrastructure in this area which was designed to facilitate sustainable development of the north fringe lands including watermains. A major trunk sewer (North Fringe Sewer) was constructed running broadly parallel to the Mayne river. Individual sites must discharge to this sewer, subject to approval at

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planning stage.

A Flood Risk Assessment (FRA) prepared for the Clongriffin Belmayne LAP 2012 shows that the lands are in Flood Zone C. An updated Flood Risk Assessment has been prepared for this masterplan and it similarly identifies that the lands are located in Flood Zone C and that the risk of downstream flooding from surface water run-off as a result of the development of these lands must be managed on site by the appropriate implementation of SuDs measures and infrastructure.

The Lands are associated with the Dublin Airport's Outer Noise Zone. There is noise associated with the Malahide Road / Grange Road.

There are no heritage sites on these lands. A milestone on the Malahide Road is on the Council's Record of Protected Structures. There are no known archaeological features on the lands - recorded monuments or Zones of Archaeological Importance. The LAP identifies a remaining section of Demesne Wall.

The purpose of the draft masterplan is to facilitate the development of the subject lands (24ha). The development of these long vacant lands presents the opportunity to support the existing local community by the completion of infrastructure and the provision of local services and housing.

In terms of climatic impacts, it is considered that the development of a high density and high quality, compact, sustainable urban centre with significant landscaping at this location on these lands would contribute to a low carbon future.

According to the Environment Report for the SEA of the Clongriffin – Belmayne LAP, that Plan includes mitigation measures in the form of policies and objectives to offset any potential impacts on environmental receptors.

(EPA's Websites consulted for the above including Environmental Sensitivity Mapping (ESM) WebTool)

(b) exceeded environmental quality standards or limit values;
It is not expected that any environmental quality standards will be exceeded or that the value of vulnerable areas limited as a result of the proposed Masterplan.

(c) intensive land use
The development capacity of the lands is set out under Phases 4 and 5 of the LAP see (Section 16. Phasing Strategy). The development of these lands, by reason of their location in a Key District Centre and along Main Street, which is to be a high frequency / capacity public transportation corridor, calls for compact and intensive urban land use. The urban form called for under the LAP in terms of height etc suggests a higher density of development. This is in accordance with the LAP, the 2016 – 2022 Dublin City Development Plan, national and regional planning policy and recently published Section 28 Guidelines in relation to building height and density.

The effects on areas or landscapes which have a recognised national, European Union or international protection status.
The receiving environment is characterised as urban and subject to development proposals under the Local Area Plan and the Dublin City Development Plan.

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The area has no national, European Union or international protection status.
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8.0 Consultation

The Environmental Protection Agency (EPA) and the Geological Survey of Ireland (GSI) responded to the SEA Screening Notice of 13th December 2019 on 9th January 2020 and on 13th January 2020 respectively.

The EPA noted the Planning Authority's proposed determination regarding the need for Strategic Environmental Assessment of the Belmayne – Belcamp Lane Draft Masterplan and it made the following observations:

- Adequate and appropriate infrastructure should be in place or required to be put in place,
- The Council should take account of the need to align with national commitments on climate change and mitigation and adaption,
- The Masterplan should align with higher level plans and be consistent with the National Planning Framework and Regional Spatial and Economic Strategy.
- Changes to the Plan should be screened for environment impacts.

The Geological Survey of Ireland (GSI) made the following observations:

- There are no current County Geological Sites in the vicinity of the masterplan.
- Sources of Information on Groundwater, Geohazards, GeoThermal Energy, Natural Resources listed.

9.0 Conclusion

The Masterplan is a non-statutory development framework which translates and implements the statutory policies and objectives of the Local Area Plan. It is one of the planning mechanisms that together with the LAP and City Development Plan will help to deliver a sustainable new community on the lands at Belmayne and Belcamp Lane. The LAP sets out the planning policies/objectives and development strategy for the development of the Belmayne-Belcamp Lane lands and the Masterplan conforms with the LAP while at the same time adding further detail. Together, the LAP and the Masterplan will guide the assessment of planning applications for prospective development on the lands at Belmayne and Belcamp Lane.

This Draft Belmayne – Belcamp Lane Masterplan has been examined in light of the criteria detailed in Schedule 2A of the Planning and Development Regulations, 2001, as amended. Based on this assessment and the outcomes of the consultation process conducted with the Environmental Authorities under the SEA Regulations, the Planning Authority has determined that a formal Strategic Environment Assessment is not required for the Draft Belmayne – Belcamp Lane Masterplan.

10. Determination

A Strategic Environmental Assessment (SEA) Screening Determination has been made by Dublin City Council regarding the Draft Belmayne – Belcamp Lane Masterplan. The Planning Authority has determined, taking into account the criteria detailed in Schedule 2A of the Planning and Development Regulations, 2001, as

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amended and observations by the Environmental Protection Agency (EPA) received on 9th January 2020 and by the Geological Survey of Ireland (GSI) received on 13th January 2020, that the Draft Masterplan would not be likely to have significant effects on the environment.

Jane O'Donoghue

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16th July 2020