

Submitted to Proposed Draft Variation No 6 of the Dublin City Development Plan 2016 - 2022: Marrowbone Lane (Including DCC Depot lands), Dublin 8  
Submitted on 2018-12-11 12:35:14

## Introduction

### 1 What is your name?

Name:  
Clan O'Mahony

### 2 What is your email address?

Email:  
[REDACTED]

### 3 What is your organisation?

Organisation:  
Environmental Protection Agency

### 4 Make a submission here

Make a submission:

### 5 Upload document image or link here

Upload document or image here:  
180901.1 EPA Screening Submission Var 6 DublinCityDP2016-22.pdf was uploaded

35.

[Redacted]



Environmental Protection Agency  
An Chiontóireacht um Chaomhúil Tuaghóil

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Ms Avril Feeney  
Administrative Officer  
Planning Administration  
Planning Department  
Civic Offices  
Wood Quay  
Dublin 8

24<sup>th</sup> September 2018

Our Ref: 180901.1

**Re. Draft Variation No.6 of the Dublin City Development Plan 2016-2022 – Marrowbone Lane**

Dear Ms Feeney,

The Environmental Protection Agency (EPA) acknowledges your notice, dated the 3<sup>rd</sup> September 2018, regarding the above and notes its contents.

We are one of the five environmental authorities specified in the Strategic Environmental Assessment (SEA) Regulations. Our role as an SEA environmental authority focuses on promoting full and transparent integration of the findings of the SEA into plans and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the Plan. The EPA's functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.

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' to consider, as relevant and where appropriate to the plan. This document is updated regularly.

**SEA Determination**

We note your proposed determination with regards to the need for SEA of the Proposed Draft Variation No.6 to the Dublin City Development Plan 2016-2022 (the Variation).

**Specific Comments on the Variation**

In addition to ensuring consistency with the National Planning Framework, the Department of Housing Planning and Local Government recently has published *Draft Urban Development*

and *Building Height Guidelines* which should also be taken into consideration in implementing the Variation and can be consulted from the link below:

<https://www.housing.gov.ie/planning/guidelines/public-consultation-draft-urban-development-and-building-heights-guidelines>

Additionally, where possible, redevelopment of brownfield lands within the areas covered by the Variation should be accompanied with appropriate remediation of any contaminated lands identified. This should also be prioritised over considering development on greenfield lands.

#### ***EPA State of the Environment Report 2016***

The EPA has published our latest 'State of the Environment Report' - *Ireland's Environment 2016 – An Assessment (EPA, 2016)*. The recommendations, key issues and challenges described within this report should be considered, as relevant and appropriate to the Plan area.

#### **SEA WebGIS Search and Reporting Tool**

The EPA WebGIS Search and Reporting application is an online GIS based web application that will allow users to explore, interrogate and produce an indicative report on key aspects of the environment in specific geographic areas. These reports are indicative and will provide an overview of key aspects of the environment within a specific plan area. This may be used to inform the SEA screening and scoping stages for Plans and Programmes with reference in the first instance to the land use sector, though it is also applicable to other sector plans. It may be accessed via [www.edenireland.ie](http://www.edenireland.ie)

#### **EPA WFD Application**

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](http://www.catchments.ie) website.

#### **EPA AA GeoTool**

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: <http://www.epa.ie/terminalfour/AppropAssess/index.jsp>

#### **Future Modifications to the Draft Variation**

Where changes to the Variation 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 as set out in the SEA Regulations *Schedule 2A Criteria* (S.I. No. 436 of 2004).

#### **Infrastructure Planning**

In proposing the Variation, and any related amendments, variations etc. of the Plan, and in implementing the Variation, adequate and appropriate 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.

#### **Environmental Authorities**

Under the SEA Regulations (S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011), notice should also be given to the following:

- The Minister for Housing, Planning and Local Government
- Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears to the planning authority that the

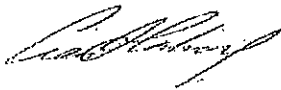
plan or programme, or modification of the plan or programme, might have significant effects on fisheries or the marine environment

- where it appears to the competent authority that the plan or programme, or amendment to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, the Minister for Culture, Heritage and the Gaeltacht, and
- 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.

A copy of your decision regarding the determination, including, as appropriate, the reasons for not requiring an environmental assessment, should be made available for public inspection at your offices, on your website and should also be notified to any Environmental Authorities already consulted.

Should you have any queries or require further information in relation to the above please contact the undersigned. I would be grateful if an acknowledgement of receipt of this submission could be sent electronically to the following address: [sea@epa.ie](mailto:sea@epa.ie).

Yours sincerely,



**Cian O'Mahony**  
*Scientific Officer*  
*SEA Section*  
*Office of Evidence and Assessment*  
*Environmental Protection Agency*  
*Regional Inspectorate*  
*Inniscarra,*  
*County Cork*

