

SEA SCREENING REPORT

PLANNING AND DEVELOPMENT ACTS 2000-2018 PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

DUBLIN CITY COUNCIL DEVELOPMENT PLAN 2016-2022 PROPOSED VARIATION No. 7 – To incorporate the National Planning Framework (NPF) and the Regional Spatial Economic Strategy (RSES) into the Dublin City Development Plan 2016 - 2022

REPORT PURSUANT TO ARTICLE 13K PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

DETERMINATION OF THE NEED FOR ENVIRONMENTAL ASSESSMENT OF A VARIATION OF THE DUBLIN CITY DEVELOPMENT PLAN IN TERMS OF THE PROVISIONS OF ARTICLE 13K OF THE PLANNING AND DEVELOPMENT (STRATEGIC ENVIRONMENTAL ASSESSMENT) REGULATIONS 2004-2011

1.0 THE PURPOSE OF THIS REPORT

Dublin City Council (the Planning Authority) intends to initiate the procedures for making a variation of the Dublin City Development Plan 2016-2022 under Section 13 of the Planning and Development Act 2000 (as amended) (the Act). The purpose of the report is to determine, in accordance with the provisions of Article 13K of the Planning and Development (SEA) Regulations 2011, whether or not the proposed Variation requires a Strategic Environmental Assessment taking into account of relevant criteria set out in Schedule 2A of the Regulations.

2.0 Background to Proposed Variation

It is proposed to initiate the procedures for the variation of the Dublin City Development Plan 2016-2022 to incorporate the National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES) into the Dublin City Development Plan. Following consideration of the content of the NPF and the RSES relevant to Dublin City Council Development Plan, and the fact that the City Plan already espouses many of the sustainable development policies contained within these new documents, the extent of changes required to the City Development Plan are minor in nature.

The key amendments proposed on foot of the NPF & RSES are:

- (i) To incorporate **references and introductory paragraph to the NPF and RSES** into the development plan, where appropriate.
- (ii) To incorporate **references to the new Office of the Planning Regulator (OPR)**, its remit and reference to its forthcoming work.
- (iii) To **update population growth targets** as per the NPF & RSES and consequent updates to the Housing Allocation for the city are made.
- (iv) To include **new Climate change objectives** from the RSES.

- (v) To require largescale residential and commercial development proposals to identify and address any **shortfalls in community and cultural facilities** in the relevant area.

Appropriate Assessment

The proposed variation is being separately screened for Appropriate Assessment.

3.0 PROPOSED CHANGES

The following are the proposed changes to the 2016 – 2022 City Development Plan. The 'Struck-through' text is to be omitted and proposed changes are shown by **Red Text**.

A. Chapter 1 of the City Development Plan – Strategic Context for the City Development Plan 2016 – 2022

Insert the Following Text in Section 1.3: Statutory Context, After the First Sentence of the Second Paragraph.

The National Development Plan, National Spatial Strategy (2002–2020) (NSS), Regional Planning Guidelines for the Greater Dublin Area (2010–2022) (RPG's) have been superseded by the Project Ireland 2040 including the National Planning Framework 2040 (NPF), and also the Regional Spatial and Economic Strategy 2019 -2031.

Insert the following Text in Section 1.3: Statutory Context, as a Last Paragraph.

The Office of the Planning Regulator (OPR) was established in April 2019. The Office's statutory function includes the assessment of statutory land use plans with a particular focus on Climate Action; the carrying out of reviews and examinations of local authority and Bord Pleanála systems and procedures; conducting educational training and research – in terms of what constitutes proper planning and sustainable development. The OPR is also responsible for monitoring implementation of the NPF.

B. Chapter 2 of the City Development Plan – Vision and Core Strategy:

Remove the following sentence from Section 2.2 The Core Strategy and Replace with Revised Text

~~In particular, the National Spatial Strategy 2002 – 2020 (NSS), the Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022 (RPGs)...~~

In particular, the National Planning Framework 2040 (NPF), the Regional Spatial and Economic Strategy 2019 -2031...

Remove Title of Paragraph 2.2.1 and Replace with Revised Title:

~~Development Plan Consistency with the National Spatial Strategy (NSS) and the Regional Planning Guidelines (RPGs)~~

Development Plan Consistency with the National Planning Framework (Project Ireland 2040) and the EMRA Regional Spatial and Economic Strategy (RSES)

Insert the Following Text after Current First Paragraph of Regional Planning Guidelines in Section 2.2.1

The National Planning Framework (NPF) (Project Ireland 2040) was made in 2018 and this replaces the National Spatial Strategy (NSS). The Regional Planning Guidelines have been

superseded by the Regional Spatial and Economic Strategy (RSES) which was made by the Eastern & Midland Regional Assembly on 28th June 2019.

National Planning Framework (NPF) (Project Ireland 2040)

The NPF sets out the strategic planning framework for the future development of the country to 2040. As the country's leading global city of scale the NPF acknowledges the critical role that Dublin City plays in the country's competitiveness. It therefore supports Dublin's growth (jobs and population) and anticipates the city and suburbs to accommodate an extra 235,000 - 293,000 people by 2040. To support and manage Dublin's growth, the NPF is seeking that the city needs to accommodate a greater proportion of the growth it generates within its footprint than was the case heretofore and that housing choice, transport mobility and quality of life are key issues in the future growth of the city. The NPF therefore sets a target of at least 50% of all new homes targeted for Dublin City and suburbs are delivered within its existing built-up footprints.

To achieve these targets of compact growth and urban consolidation, the NPF identifies as key, the reusing of large and small 'brownfield' land, / infill sites, and underutilised lands at locations that are well served by existing and planned public transport for housing and people intensive employment purposes. The NPF particularly highlights the need to focus on underutilised lands within the canals and the M50 ring and the relocating of less intensive uses outside the M50 ring and the existing built up area generally. The benefits of such an approach for Dublin city are manifold and include: the potential to achieve more home and jobs in the city through high quality and high density mixed use development; continued support of existing services and infrastructure and facilitating people to live, work and recreate within a reasonable distance. Such an approach also facilitates the transition to a low carbon future. The core strategy, by providing capacity for an additional population in excess of 52,000 during the plan period, and with a mix of dedicated employment-zoned, mixed use and regeneration lands catering for employment uses within sustainable mixed use quarters, accords with the NPF.

The strategic objectives of the NPF are aligned and underpinned by a new 10 year National Development Plan (NDP) which sets the framework for national capital investment to 2027. Additionally an *Urban Regeneration and Development Fund* has been put in place to support the objectives of the National Planning Framework for urban areas such as Dublin.

The NPF is to be implemented through the Regional Spatial and Economic Strategy which sets the parameters for the City Development Plan.

Regional Spatial and Economic Strategy (RSES)

The Regional Spatial and Economic Strategy for the Eastern and Midland Regional Area (RSES) translates the National Planning Framework objectives to the regional level. It sets out the vision for growth (homes and jobs) and Regional Policy Objectives (RPO) for the Eastern and Midland Region (9 counties). The growth and settlement strategy of the RSES reflects the compact growth / urban consolidation objectives of the NPF; in that it seeks the consolidation and re-intensification of infill, brownfield and underutilised lands with Dublin City and its suburbs with 50% of all new homes targeted for Dublin and its suburbs to be located in the existing built up area in tandem with the delivery of key infrastructure to achieve, in Dublin City Council's administrative area, an increase in population of circa 100,000 people by 2031.

Dublin Metropolitan Area Strategic Plan (MASP)

A more detailed planning and investment framework for the Dublin Metropolitan Area is set out in the Dublin *Metropolitan Area Strategic Plan (MASP)*, which forms part of the RSES. To support Dublin's sustainable growth and continued competitiveness MASP identifies a number of large scale strategic sites (strategic development lands), based on key corridors that will deliver significant development (housing and employment development) up to the year 2031.

The strategic development lands within the City Council's area include Dublin Docklands, Poolbeg West and the potential of brownfield lands in the Naas Road area straddling the DCC and South Dublin County Council's administrative areas. It identifies the Docklands and large industrial and other strategic land banks along major transport corridors within the city as Strategic Employment locations and seeks the intensification of all employment lands within the M50.

The MASP recognises that strategic sites, other than those outlined in the Plan, will come forward during the lifetime of the MASP through the ongoing development and intensification of brownfield and infill opportunities.

Insert Figure (and Figure Title) from Dublin Metropolitan Area Strategic Plan – Figure 5.2 at end of Dublin Metropolitan Area Strategic Plan (MASP)



Fig. 2a Dublin Metropolitan Area Strategic Plan

Insert Table A 'Updated' After Existing Table A

Table A 'Updated' – Population Figures based on Census Data 2016, Estimate for 2019 and NPF & RSES Allocations.

	A	B	C	D	E	F	G
	2016 CSO Census figure	2019 figure estimated from CSO Dublin Estimate*	2019 - 2026 RSES Allocation	Population growth 2016 – 2026 to meet RSES allocation (Column C minus Column A)	Application of Headroom at 25% targeted growth to 2026 (NPF Roadmap)	Annual Pop Growth 2016 – 2026 (Column E divided by 10 years)	2016 – 2022 planned population growth using RSES figure and annual figure Column F
Population	554,500	573,592	613,000 (low) – 625,000 (high)	58,500 (low) - 70,500 (high)	73,125 (low) – 88,125 (high)	Average annual equivalent = 7,313 (low) – 8,813 (high)	43,878 (low) - 52,878 (high)
Housing Allocation							Housing requirement for 2016 to 2022 assuming 2 occupants per unit = 21,939 (low) to 26,439 (high)

*The 2019 figure (Column B) has been estimated from the 2019 CSO estimate for Dublin (County), i.e. 1,395,600. It is assumed to be 41.1% of same (it comprised 41.1% in 2016, 41.4% in 2011 and 42.6% in 2006).

For information purposes the existing Table A is shown below-

Table A – Population and Housing Figures Based on Census Data 2011, Estimate for 2013, and RPG Allocations.

	A	B	C	D	E	F
	2011 CSO Census figure	2013 figure estimated from CSO regional figure*	2016 RPGs allocation	2022 RPG allocation	Population growth 2013–2022 to meet RPG allocation (i.e. column 'D' minus 'B')	Planned population growth 2015–2022, based on RPG figure (using average annual figure in column 'E')
Population	527,612	530,208*	563,512	606,110	75,902 Average annual equivalent = 8434	59,038
Housing Allocation	-	-	265,519	319,903		Housing requirement for the plan period based on the above figure — assuming 2 occupants per residential unit = 29,500 units

*The 2013 figure has been estimated from the CSO estimate for the Dublin region, i.e. 1,262,400. It is assumed to be 42% of same (it comprised 42.6% in 2006 and 41.4% in 2011).

Omit Paragraph after Existing Table A and replace with the following:

~~Based on the currently available Regional Planning Guidelines 2010–2022, the 2011 Census, and population projections published by the CSO in 2013, this development plan works to a projected population increase of almost 60,000 persons by 2022 see Table A below. Assuming an average occupancy rate of two persons per residential unit, the housing requirement is 29,500 units approximately. It is, therefore, planned to provide capacity to exceed this figure in the housing strategy for the development plan period 2016–2022, in order to accommodate longer-term sustainable growth.~~

Based on the current Regional Spatial and Economic Strategy 2031, the 2016 Census, and the NPF Implementation Roadmap for the National Planning Framework 2018, this Development Plan works to a projected population increase of between c.44,000 - 52,000 persons in the 2016 – 2022 plan period - see Table A Updated. Assuming an average occupancy rate of two persons per residential unit, the housing requirement for the 2016 – 2022 period is between c.21,000 – 26,500 units over a 6 year period. The Development Plan provides capacity to exceed this figure in the Housing Strategy for the Development Plan period 2016–2022, in order to accommodate longer-term sustainable growth.

From the above analysis, and particularly because there is capacity in excess of the required population and housing figures (see housing strategy below), it is conclude that the policies and objectives of this Dublin City Development Plan remains consistent the high-level national and regional policies.

Alter the First and Second Sentences of Paragraph 1 of Section 2.2.3 Settlement Strategy as following:

Dublin city in its entirety lies within the metropolitan Dublin Metropolitan Area Strategic Plan (MASP) area and the RPGs RSES's give direction to Dublin city as the 'gateway core' the 'global gateway' for high-intensity clusters, brownfield development, urban renewal and regeneration. The RPG RSES settlement strategy for the metropolitan area includes a strong policy emphasis on the need to gain maximum benefit from existing assets, such as public transport and social infrastructure, through the continuation of consolidation and increasing densities within the existing built footprint of the city.

C. Chapter 3 of the City Development Plan – Addressing Climate Change

Alter Paragraph 3.2 Achievements by Adding the Following Bullet Point:

- Dublin City Council adopted its Climate Change Action Plan in May 2019. This has a focus on actions and targets. The implementation of the Climate Change Action Plan and development of Climate Action policies shall be undertaken in partnership with stakeholders including the Climate Action Regional Office and Codema.

Insert Text as last Para of Section 3.3 Challenges:

An evidence based measurement methodology to quantify the climate impact of the strategies / policies / objectives of land use plans in terms of meeting carbon reduction targets (climate mitigation) and climate change adaptation is to be forthcoming from the Office of the Planning Regulator (OPR).

Remove Objective CCO1 and Replace with Following Objective CC01

~~CC01: To implement the 'National Climate Change Adaptation Framework' (2012) by adopting a Climate Change Action Plan for Dublin City which will assist towards meeting National and EU targets. This will be adopted by end of 2018.~~

CC01: To implement Dublin City Council's Climate Change Action Plan in consultation and partnership with stakeholders including the Climate Action Regional Office (CARO) and Codema. Regard will be had to the range of actions listed across the 5 thematic areas of the CCAP including Flood Resilience, Transport, Energy & Buildings and Nature Based Solutions. The Climate Change Action Plan can be accessed at the following link:
<https://www.dublincity.ie/sites/default/files/content/WaterWasteEnvironment/Waste/Documents/2019%20DCC%20Climate%20Change%20Action%20Plan.pdf>

Objective CC08 Insert Text as Follows

CC08: In conjunction with Codema and CARO (Climate Action Regional Office), to complete a comprehensive spatial energy demand analysis to help align the future energy demands of the city with sustainable energy solutions. This will include identifying strategic energy zones in tandem with mapping waste heat sources.

Policy CC3 Insert Text as follows

CC3: To promote energy efficiency, energy conservation and the increased use of renewable energy in existing and new developments. All new buildings will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD).

Objective CC015 Insert Text as follows

CC015: To facilitate the provision of electricity charging infrastructure for electric vehicles in all new development and in the public realm.

Insert New Objective CC016:

CCO16: All new parking for new (or extensions to) housing, apartments and places of employment that provide car parking shall be electric charge enabled.

Dublin City Council shall work closely with the ESB and other stakeholders to increase the number of EV charge points across the city. All new (or upgraded) commercially operated car parking developments shall be required to provide a minimum of 50% of spaces with EV charging facilities.

Section 3.5.3 Insert the following Text at the End of the Second Paragraph

New development should be avoided in areas at risk of coastal erosion to the greatest extent possible.

D. Chapter 4 of the City Development Plan – Shape and Structure of the City

Remove the following Text from Section 4.5.3.1 Urban Density (First and Second Paragraphs and Replace with Revised Text

~~The National Spatial Strategy 2002 – 2020~~

~~The National Planning Framework 2040 (NPF)~~

~~The Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022~~

~~The Regional Spatial and Economic Strategy 2019 -2031~~

E. Chapter 5 of the City Development Plan – Quality Housing

Insert in Section 5.3 Challenges, the Following Sentence at the End of Para.2

Under the Regional Spatial and Economic Strategy 2019 – 2031 the population of Dublin City has a target to increase by between c. 58,500 – 70,500 persons over 10 years to 2026. This Plan and the subsequent City Development Plan will ensure that the Core Strategy makes provision to meet this medium term target.

Replace Title of Section 5.5.1 National and Regional Guidelines and the Housing Strategy with the following:

~~National and Regional Guidelines and the Housing Strategy~~

National Planning Framework, Regional Strategy and the Housing Strategy

Replace Para. 2 of Section 5.5.1 with the Following Text as follows:

~~The Regional Planning Guidelines for the Greater Dublin Area (2010–2022) provide a settlement hierarchy for the region and housing allocations for relevant local authorities. The Dublin Regional Authority has been replaced by the Eastern and Midlands Regional Assembly which will be responsible for the formulation of a new Regional Spatial and Economic Strategy to replace the existing Regional Planning Guidelines. The timeframe for commencement of the Regional Spatial and Economic Strategy will not coincide with the review of the development plan. Therefore, the development plan has been informed by the~~

~~provisions of the existing regional planning guidelines complemented by an analysis of current data trends including the CSO regional projections.~~

The Regional Spatial and Economic Strategy 2019 – 2031 for the Eastern and Midlands Region Assembly provides a settlement hierarchy for the region and population projections for relevant local authorities.

Section 5.5.1 Insert the Following as a New Para. 4.

Guidance in relation to housing provision and data (Housing Need Demand Assessment) is to be forthcoming as part of new statutory guidelines on development plans and the review of development plans by the Department of Housing, Planning and Local Government (DHPLG).

F. Chapter 8 of the City Development Plan – Movement and Transport

Remove Fourth Bullet Point of Policy MTI and Replace with New Text

- ~~• Regional Planning Guidelines for the Greater Dublin Area~~
- Regional Spatial and Economic Strategy (RSES)

G. Chapter 11 of the City Development Plan – Built Environment and Culture

Policy CHC31: Insert the Following Text at end of Policy CHC31

Policy CHC31: Proposals of over 1,000 units and/or commercial developments in excess of 10,000 sq.m. or any mixed use proposal that meets these thresholds individually or in combination; shall be accompanied by an audit of community and cultural facilities in the vicinity and demonstrate how the proposal can contribute to any identified shortfall in the area. The audit shall be undertaken in consultation with the Community Section and the Arts Office of Dublin City Council.

H. Chapter 12 of the City Development Plan – Sustainable Communities and Neighbourhoods

Alter the first paragraph of Section 12.4 The Strategic Approach as set out Below:

The strategic approach reflects the national policy guidance with regard to quality of life enhancement and the alignment of social infrastructure provision with policies where people live and work (~~National Spatial Strategy~~) (National Planning Framework 2040)....

4.0 REQUIREMENTS

In terms of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011 it is mandatory to undertake the screening process to determine whether or not to carry out a Strategic Environmental Assessment as set out in Article 13K of the Regulations. An assessment of the proposed variation in terms of the criteria set out in Schedule 2A of the Regulations is set out in Section 3 below.

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;

It is proposed to vary the 2016 – 2022 Dublin City Development Plan.

The 2016 – 2022 Dublin City Development Plan sets the city wide planning policy framework for all projects and development in the city (excluding SDZ's). All planning proposals are assessed against the policies and objectives of the City Development Plan and all lower plans must be consistent with the City Development Plan.

The 'Core Strategy' of the City Development Plan sets out a six year growth strategy for the city in a manner that is consistent with national and regional policy and with Section 28 Guidelines.

National and Regional planning policy has changed with the introduction of the National Planning Framework (NPF) in 2018, and the Regional Spatial and Economic Strategy (RSES) in 2019. The Planning & Development Act 2000, as amended, requires that new national and regional policy / objectives must be incorporated into development plans.

Proposed Variation:

The purpose of this Variation to the Dublin City Development Plan is to comply with the requirement under Section 11 (1) (b) (iii) of the Planning and Development Act, 2000, as amended, that national and regional planning policy be incorporated into the City Development Plan.

The key amendments proposed on foot of the NPF & RSES are:

- To incorporate **references / relevant synopsis of the NPF and RSES** into the development plan, where appropriate.
- To incorporate **references to the new Office of the Planning Regulator (OPR)**, its remit and reference to its forthcoming work.
- To **update population growth targets** as per the NPF & RSES within the Core Strategy (Chapter 2) and in the Housing Chapter (Chapter 5) of the City Development Plan on foot of NPF and RSES population targets for the City area. Consequent updates to the Housing Allocation for the city are made.
- To include **new Climate change objectives** from the RSES.

The changes proposed include: referencing the adopted Dublin Climate Change Action Plan 2019 and the intent of the City Council to implement this (**Updated Objective CC01**); an objective for further study – identifying strategic energy zones and waste heat sources (**Updated Objective CC08**); a policy to promote energy efficiency in buildings, as per Energy Performance of Buildings Directive (**Updated Policy CC3**); objective enabling the

provision of EV charging points in most developments and a requirement that 50% of commercial car parking spaces to have EV charging points (**Updated Objective CC015 and New Objective CC016**); and new text stating new development should be avoided in **areas at risk of coastal erosion** to the greatest extent possible.

- To require largescale residential and commercial development proposals to identify and address any **shortfalls in community and cultural facilities** in the relevant area (**Updated Policy CHC3**).

The proposed Variation results in small amendments to the City Development Plan. The Dublin City Development Plan is the framework for projects and other activities in the city.

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

The Dublin City Development Plan 2016 – 2022 (CDP) sits at the Local Government level of the Spatial Planning Hierarchy in Ireland - below the Regional Assembly and Government levels. The Development Plan sits at the top of the Local Government Level Spatial Planning Hierarchy and it influences Local Area Plans.

A variation to the City Development Plan is proposed. The proposed variation is compatible and complementary with the relevant strategies, policies and objectives of the development plan.

The proposed Variation includes some policy and objective updates which expand upon / strengthen the existing policies / objectives of the plan. This is through the inclusion of specific measures / actions / requirements, as appropriate.

See:

- Updated Objective CC01,
- Updated Objective CC08,
- Updated Policy CC3,
- Updated Objective CC015 and New Objective CC016,
- Updated Policy CHC3.

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

The 2016 – 2022 City Development Plan sets out the overall strategy for the proper planning and sustainable development of the city and consists of a written statement and plans indicating the development objectives for the city (as required under Section 10 of the P& D Act, as amended).

The development plan includes, inter-alia, the following objectives for:

- the conservation and protection of the environment including objectives related to the **Habitats Directive**,
- the promotion of compliance with environmental standards and objectives established for bodies of surface water and groundwater, which standards and objectives are included in river basin management plans (**European Communities Regulations 2003/9/10**),
- the integration of the **planning and sustainable development of the area** with the social, community and cultural requirements of the area;
- the development and **renewal of areas** that are in need of **regeneration**,
- the promotion of **sustainable settlement and transportation strategies** in urban areas including the promotion of measures to **reduce energy demand** reduce

anthropogenic greenhouse gas emissions and address the necessity of adaptation to climate change.

The content of the 2016 – 2022 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) undertaken as parallel processes in tandem with each state of the development plan, thereby ensuring full integration and consideration of environmental issues.

The proposed Variation results in small amendments to the City Development Plan. Some Climate Change and Community policies and Objectives are expanded upon / strengthened under the proposed Variation by the inclusion of specific measures / requirements.

See:

- Updated Objective CC01,
- Updated Objective CC08,
- Updated Policy CC3,
- Updated Objective CC015 and New Objective CC016,
- Updated Policy CHC3.

Environmental problems relevant to the plan.

The content of the 2016 -2022 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

Chapter 4 of the SEA - 'Baseline Environment', identifies the relevant environmental issues (environmental problems) relevant to the development plan as they relate to Population and Human Health, Biodiversity, Flora and Fauna, Air Quality and Noise, Climatic Factors, Water Quality, Material Assets etc.

On foot of the SEA of the Plan, the policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan's strategy, policies and objectives.

A variation to the City Development Plan is proposed. The variation is compatible and complementary with and in some case expands upon / strengthens, the relevant strategies, policies and objectives of the development plan.

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 2016 - 2022 City Development Plan is relevant for the implementation of European Union legislation on the environment.

The development plan must include, inter-alia, the following objectives:

- for the conservation and protection of the environment including objectives related to the **Habitats Directive**,
- the promotion of compliance with environmental standards and objectives established for bodies of surface water and groundwater, which standards and objectives are included in river basin management plans (**European Communities Regulations 2003/9/10**).

The proposed Variation does not relate to policies / objectives which are directly concerned with the implementation of European Union legislation on the environment.

The new Climate Change Objectives include a proposal to amend Policy CC3 of the City Development Plan to specify that *'All new buildings will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the **Energy Performance of Buildings Directive***

(EPBD). The Energy Performance of Buildings Directive is implemented through National Building Regulations Legislation.

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 characteristics of the effects of the Proposed Variation on the Environment is set out below. See also Appendix 1 (Assessment of the Likely Significant Effects on the environment of implementing the Proposed Variation of the Dublin City Development Plan 2016 – 2022). Any effects identified (beneficial / negative) would be citywide.

- (i) To incorporate references and summary of the NPF and RSES into the City Development Plan and to incorporate references to the Office of the Planning Regulator (OPR):

The Variation proposes the replacement of text referring to the now superseded National Planning Strategy (NSS) and Regional Planning Guidelines (RPG's) with text referring to the new National Planning Framework (NPF) and the Regional Spatial and Economic Strategy (RSES). The Variation also proposes the inclusion of references to the new Office of the Planning Regulator (OPR), its remit and upcoming work. These changes, in themselves, are a briefing / updating exercise to the Dublin City Development Plan 2016 – 2022 and do not result in demonstrable effects / beneficial and negative impacts on the environment.

- (ii) To update population growth targets etc as per the NPF and RSES:

The NPF (including the Implementation Roadmap for the NPF July 2018) and the RSES set new population growth targets for the city. The Core Strategy of the 2016 – 2022 City Development Plan must incorporate these changes. Changes to population growth targets have consequent changes for housing allocation figures.

The Core Strategy of the 2016 – 2022 City Development Plan identifies planned population growth of 59,038 persons (50,604 for a six year period) or an annual population equivalent of 8,434.

The new RSES population growth target when adjusted to the Plan period (six year period), gives a population growth range of 43,878 (low) to 52,878 (high) and an annual population equivalent range of 7,313 (low) to 8,813 (high). The RSES population growth target figure for Dublin City Council is comparable with the current population growth targets of the City Development Plan.

The Core Strategy of the 2016 – 2022 City Development Plan identifies a housing requirement of 29,500 units for the plan period (25,200 for a six year period). The NPF & RSES amendments result in a housing allocation ranging from 21,939 units to 26,439 units for the City. In any event, the Core Strategy of the current City development plan states that the City can accommodate housing growth in excess of 55,000 dwellings. Consequently, the impact of the revisions from the RSES and NPF do not require a revisiting of the Core Strategy.

The proposed changes constitute a technical amendment to the City Development Plan 2016 – 2022 and do not result in demonstrable effects / beneficial and negative impacts on the environment.

- (iii) The inclusion of new climate change objectives as per the NPF and RSES (see Section 3.2 of the Main Report):

The following changes to climate change objectives are proposed and are commented on individually below:

- a. Referencing the adopted Dublin Climate Change Action Plan 2019 and the intent of the City Council to implement this (**Updated Objective CC01**),
 - b. Objective for further study – identifying strategic energy zones and waste heat sources (**Updated Objective CC08**),
 - c. Policy to promote energy efficiency in buildings, as per Energy Performance of Buildings Directive (**Updated Policy CC3**),
 - d. Require provision of EV charging points in all major developments (**Updated Objective CC015 and New Objective CC016**),
 - e. New Text stating new development should be avoided in **areas at risk of coastal erosion** to the greatest extent possible.
- (a) Referencing the adopted Dublin Climate Change Action Plan 2019 and the intent of the City Council to implement this.

The current Objective CCO1 seeks the adoption of a Climate Change Action Plan for Dublin City.

The SEA of the City Development Plan identifies that Objective CCO1 has '**no potential adverse impacts on EPO's (Environmental Protection Objectives)**'.

The Dublin Climate Change Action Plan was adopted in 2019. It sets out how the Council will improve energy efficiency and reduce greenhouse gas emissions in its own buildings and operations, while making the City area more adaptive to the impacts of climate change. Actions included in the Plan include 'actions currently budgeted' and 'actions awaiting budget'. The 'actions awaiting budget' are primarily research related actions.

The Climate Change Action Plan was prepared in accordance with requirements of the Planning and development (SEA) Regulations 2004, as amended.

The proposed Variation seeks that Objective CC01 of the CDP be amended to state that the Climate Change Action Plan be implemented, in consultation and partnership with the relevant stakeholders.

The implementation of Updated Objective CC01 will have a positive impact on the environment as established and accounted for in the SEA for the Climate Change Action Plan.

- (b) Objectives for further study – identifying strategic energy zones and waste heat sources.

Objective CC08 of the City Development Plan seeks the completion of a comprehensive spatial energy demand analysis to help align the future energy demands of the city with sustainable energy solutions.

The SEA of the City Development Plan identifies that Objective CCO8 has '**no potential adverse impacts on EPO's (Environmental Protection Objectives)**'.

The RSES includes Regional Planning Objectives (RPO's) such as Climate Action objectives which seek the carrying out of specific studies with a view to framing evidence based Climate Action Policy for the future.

The proposed Variation seeks to amend Objective CC08 of the City Development Plan, identifying the need for analysis / studies to identify strategic energy zones in tandem with mapping waste heat sources.

As this proposed amendment to the CDP relates to studies which may frame Climate Action Policy in the future it is not considered that these amendments result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

- (c) Objectives to promote energy efficiency in buildings, as per Energy Performance of Buildings Directive.

Policy CC3 of the City Development Plan seeks to promote energy efficiency, energy conservation, and the increased use of renewable energy in existing and new development.

The SEA of the City Development Plan identifies that Policy CC3 has '**no potential adverse impacts on EPO's (Environmental Protection Objectives)**'.

Regional Planning Objective 7.40 of the RSES seeks that ... '*All new buildings within the Region will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD)*'.

The proposed Variation seeks to amend Policy CC3 of the City Development Plan to specify that '*All new buildings will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the **Energy Performance of Buildings Directive (EPBD)***'. The Energy Performance of Buildings Directive is implemented through National Building Regulations Legislation.

It is not considered that these amendments result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

- (d) Require provision EV enabling infrastructure / charging points in all major developments.

Objective CC015 of the City Development Plan seeks to facilitate the provision of electricity charging infrastructure for electric vehicles.

The SEA identifies that Objective CC015 has '**no potential adverse impacts on EPO's (Environmental Protection Objectives)**'.

The proposed amendment to Objective CC015 (see above) seeks the enablement of electric charging for EV's in residential development and places of employment throughout the city. It also seeks that up to 50 % of car parking spaces in new / upgraded commercially operated car parking development have charging facilities.

These proposed changes to Objective CC015 and New Objective CC016 are in response to Regional Planning Objective 7.42 which seeks that land use plans include proposals to facilitate and encourage an increase in electric vehicle including measures for more recharging facilities and prioritisation of parking for EV's in central locations.

The proposed changes are also in response to the Governments Climate Action Plan 2019 which is planning for a public shift to low emission mobility through a number of measures including increasing the number of EV's on our roads to c. 1,000,000 by 2030. It is also Government policy that 70% of our electricity will be from renewable sources by 2030.

The proposed variation seeks to support national and regional transport / climate action policy by facilitating the provision of enabling infrastructure and by ensuring that new / upgraded centrally located commercial car parks have EV charging points. National (Government) incentives / fiscal policy will be the key determinant to influencing a consumer switch to EV's.

It is not considered that these amendments result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

(e) New Text stating new development should be avoided in **areas at risk of coastal erosion** to the greatest extent possible.

The RSES does not identify coastal areas at risk of coastal erosion in Dublin City Council's administrative area. The Dublin Coastal Flood Protection Project (referred to in Policy SI11 of the City Development Plan) details specific coastal protection (flooding) projects for the city. Policy GI19 seeks the co-ordinated approach to the management of Dublin Bay with State Agencies through the Dublin Bay Biosphere Partnership.

The proposed new text is a minor amendment to the City Development Plan.

- (iv) That large scale residential / commercial development identify and address shortfalls in community and cultural facilities in area (See Section 3.10 of Main Report):.

Policy CHC31 of the City Development Plan seeks all large scale, mixed-use development of office or residential space will include cultural/artistic /community uses.

It is proposed to augment this policy as follows:

'Proposals of over 1,000 units and/or commercial developments in excess of 10,000 sq.m. or any mixed use proposal that meets these thresholds individually or in combination; shall be accompanied by an audit of community and cultural facilities in the vicinity and demonstrate how the proposal can contribute to any identified shortfall in the area. The audit shall be undertaken in consultation with the Community Section and the Arts Office of Dublin City Council'.

It is not considered that these amendments result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

The transboundary nature of the effects.

The proposed variation to the Development Plan will have no national, regional or inter-county transboundary effects, over and above the effects from the strategy, policies and objectives of the current City Development Plan.

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

The proposed variation of the Plan 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 magnitude and spatial extent of the effects will not be over and above the effects from the strategy, policies and objectives of the current City Development Plan

<p>The value, and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none">(a) special natural characteristics or cultural heritage;(b) exceeded environmental quality standards or limit values;(c) intensive land use <p>The Development Plan contains a strategy, policies and objectives to: facilitate population and economic growth; increase densities and the intensification of the city; and, promote access to recreational areas and community facilities etc.</p> <p>On foot of the SEA of the Plan, the strategy, policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan’s strategy, policies and objectives on areas of value and vulnerability.</p> <p>The proposed Variation comprises small amendment(s) to the City Development Plan. Effects will not be over and above the effects from the strategy, policies and objectives of the current City Development Plan</p>
<p>The effects on areas or landscapes which have a recognised national, European Union or international protection status.</p> <p>There will be no effects on areas or landscapes which have a recognised national, European Union or international protection status.</p>

5. Consultation

The EPA responded to the SEA Screening Notice on 31st October 2019. It notes the Planning Authority’s proposed determination regarding the need for SEA of the Variation. It made one specific comment on the Variation, stating that the PA should refer to and consider the Draft Urban Development and Building Heights – Guidelines for Planning Authorities (DHPLG, 2018).

6. Conclusion

This proposal has been examined in light of the criteria detailed in Schedule 2A and the City Council is of the view that the proposal does not require SEA. This decision is based on the consultation process conducted with the Environmental Authorities under the SEA Regulations and on the magnitude and spatial extent of the likely impact of the proposed variation, which is deemed not be significant.

The Planning Authority has determined that an SEA is not required for the proposed variation to the Dublin City Development Plan 2016 – 2022.

Recommendation:

SEA procedure is not necessary for this proposed variation of the Dublin City Development Plan 2016 – 2022.

Jane O’Donoghue
Senior Executive Planner

Appendix 1:

Assessment of the likely significant effects on the environment of implementing the Proposed Variation to the Dublin City Development Plan 2016 – 2022

The Matrix below considers the likely significant effects on the environment of implementing the proposed Variation (substantive elements only – changes to core strategy and changes / new objectives and policy). The ‘Environmental Protection Objectives’ (Table 1) and ‘Evaluation Criteria’ (Table 2) used in the Matrix below are those developed for the SEA of the Dublin City Development Plan 2016 – 2022.

The elements of the proposed Variations to the plan (substantive elements) are listed on one axis and the environmental protection objectives are listed on the other. The new / amended core strategy / policies and objectives are tested against the referred EPO’s (see Table 1 below). A plus (+) indicates a potential positive impact, minus (-) indicates a potential negative impact, (?) outlines that in the absence of further detail the impact is unclear, and a neutral or no impact is indicated by a zero (0).

The outcome of the exercise demonstrates that the proposed variation would not result in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

Table 1: Environmental Protection Objectives

Environmental Receptor	Environmental Protection Objective
Population and Human Health (PH1)	To create a sustainable compact city and a high quality safe environment in which to live, work and or visit.

Biodiversity/Flora and Fauna (BFF1)	To protect and where appropriate, enhance the diversity of habitats, species, ecosystems and geological features.
Climatic Factors (CF1)	To contribute to the mitigation of/and adaptation to climate change and implement requirements of Strategic Flood Risk assessment.
Air Quality and Noise (AQ1)	To minimise emissions of pollutants to air associated with development activities and maintain acoustic quality.
Water (W1)	To protect and where necessary improve the quality and management of watercourses and groundwater, in compliance with the requirements of all water and habitat based legislating including the River Basin Management Plan of the Eastern River Basin District.
Material Assets (MA1)	To make best use of Dublin city's infrastructure and material assets and to promote the sustainable development of new infrastructure to meet the needs of the city's population
Cultural Heritage (CH1)	To protect and where appropriate enhance the character, diversity and qualities of Dublin city's cultural, including architectural and archaeological, heritage.
Landscape (LS1)	To protect and where appropriate enhance the character, diversity and special qualities of Dublin city's landscapes and soils and geological features.

Table 2: Evaluation Criteria

Will the Implementation of the Core Strategy / Policy / Objective Serve to Have:	
A significant beneficial impact on the environmental receptor	+
A significant adverse impact on the environmental receptor	-
An uncertain impact on the environmental receptor	?
An insignificant impact or no relationship with the environmental receptor	0

Table 3: Matrix

Core Strategy and Policies & Objectives	PH1	BFF1	CF1	AQ1	W1	MA1	CH1	LS1	
Updated Table A (The NPF (including the Implementation Roadmap for the NPF July 2018) and the RSES set new population growth targets for the city. The Core Strategy of the 2016 – 2022 City Development Plan must incorporate these changes. Changes to population growth	0	0	0	0	0	0	0	0	No potential adverse impacts on EPO's

<p>targets have consequent changes for housing allocation figures.</p> <p>The Core Strategy of the 2016 – 2022 City Development Plan identifies planned population growth of 59,038 persons (50,604 for a six year period) or an annual population equivalent of 8,434.</p> <p>The new RSES population growth target when adjusted to the Plan period (six year period), gives a population growth range of 43,878 (low) to 52,878 (high) and an annual population equivalent range of 7,313 (low) to 8,813 (high). The RSES population growth target figure for Dublin City Council is comparable with the current population growth targets of the City Development Plan.</p> <p>The Core Strategy of the 2016 – 2022 City Development Plan identifies a housing requirement of 29,500 units for the plan period (25,200 for a six year period). The NPF & RSES amendments result in a housing allocation ranging from 21,939 units to 26,439 units for the City. In any event, the Core Strategy of the current City development plan states that the City can accommodate housing growth in excess of 55,000 dwellings. Consequently, the impact of the revisions from the RSES and NPF do not require a revisiting of the Core Strategy.</p> <p>The proposed changes constitute a technical amendment to the City Development Plan 2016 – 2022 and do not result in demonstrable effects / beneficial and negative impacts on the environment.</p>									
<p>CCO1: To implement Dublin City Council's Climate Change Action Plan in consultation and partnership with stakeholders including the Climate Action Regional Office (CARO) and Codema.</p>	+	+	+	+	0	0	0	0	No potential adverse impacts on EPO's
<p>CC08: In conjunction with Codema and CARO (Climate Action Regional Office), to complete a comprehensive spatial energy demand analysis to help align the future energy demands of the city with</p>	+	0	+	+	0	+	0	0	No potential adverse

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sustainable energy solutions. This will include identifying strategic energy zones in tandem with mapping waste heat sources.									impacts on EPO's
CC3: To promote energy efficiency, energy conservation and the increased use of renewable energy in existing and new developments. All new buildings will be required to achieve the Nearly Zero-Energy Buildings (NZEB) standard in line with the Energy Performance of Buildings Directive (EPBD).	+	0	+	+	0	+	0	0	No potential adverse impacts on EPO's
CC015: To facilitate the provision of electricity charging infrastructure for electric vehicles in all new development and in the public realm.	+	0	+	+	0	+	0	0	No potential adverse impacts on EPO's
CC016: All new parking for new (or extensions to) housing, apartments and places of employment that provide car parking shall be electric charge enabled. Dublin City Council shall work closely with the ESB and other stakeholders to increase the number of EV charge points across the city. All new (or upgraded) commercially operated car parking developments shall be required to provide a minimum of 50% of spaces with EV charging facilities.	+	0	+	+	0	+	0	0	No potential adverse impacts on EPO's
Policy CHC31: All large scale, mixed-use development (as defined by this development plan) of office or residential space will include cultural/artistic/community uses. Proposals of over 1,000 units and/or commercial developments in excess of 10,000 sq.m. or any mixed use proposal that meets these thresholds individually or in combination; shall be accompanied by an audit of community and cultural facilities in the vicinity and demonstrate how the proposal can contribute to any identified shortfall in the area. The audit shall be undertaken in consultation with the Community Section and the Arts Office of Dublin City Council.	+	0	0	0	0	0	+	0	No potential adverse impacts on EPO's