

SEA SCREENING REPORT

RE: Proposed Variation (No. 30) of Dublin City Development Plan 2016-2022: Lands at Carton Terrace and Balbutcher Lane, Ballymun, Dublin 11

1. Preliminary:

The SEA Directive was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (SI No. 435 of 2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004). Both sets of Regulations became operational on 21st July 2004. The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (SI No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011).

2. Purpose of Report:

The purpose of the report is to consider whether the proposed draft variation of the Dublin City Development Plan 2016-2022 requires a SEA. The assessment is based on the criteria set down in Schedule 2A of the Planning and Development Regulations 2001, as amended, the DoEH&LG SEA Guidelines and Annex II of Directive 2001/42/EC.

3. Proposal:

It is proposed to vary the Dublin City Development Plan 2016-2022 by changing the zoning of the subject lands at Carton Terrace and Balbutcher Lane, Ballymun Dublin 11

From: Zoning Objective Z9 – To preserve, provide and improve recreational amenity and open space and green networks.

To: Zoning Objective Z1 – To protect, provide and improve residential amenities.

4. Further Detail on the Proposal:

The Planning Authority considers that it is appropriate to change the zoning of the subject lands from Z9 (Amenity/Open Space Lands/Green Network) to Z1 (Sustainable Residential Neighbourhoods). The purpose and rationale of this proposed variation is set out below.

The subject site measures approximately 1.38ha and is located in the north-west of Ballymun, to the south of St. Margaret's Road, west of Carton Terrace, east of the O'Cualann co-operative housing scheme (Baile na Laochra) and the City Council's modular social housing scheme and north of Balbutcher Lane. The site is grassed and mounded up on the sides. The site is subject of anti-social behaviour with illegal dumping and joy-riding. The area to be rezoned also includes approximately six dwellings at Carton Way and Carton Terrace which are currently zoned Z9 (Amenity/Open Space Lands/Green Network) and does not reflect the residential use of these existing dwellings. It is thus proposed to regularise the zoning of these dwellings.

With the completion of the City Council's modular housing and O'Cualann's co-operative residential scheme to the west of the site, the landscape of the surrounding area has changed with the site now largely surrounded by housing. The area will be further altered with the development of the site to the north-east for the Council's new northside depot and civic amenity site (Reg. Ref. F17A/0686) reducing the number of undeveloped sites in the area and filling in the urban landscape. In addition work has commenced on site for the realignment of the Hampton Wood – Balbutcher Lane North junction which will enhance connectivity in the area whilst also reinforcing the residential environment of the north western quadrant of Ballymun.

The proposed variation area is delineated on the following map

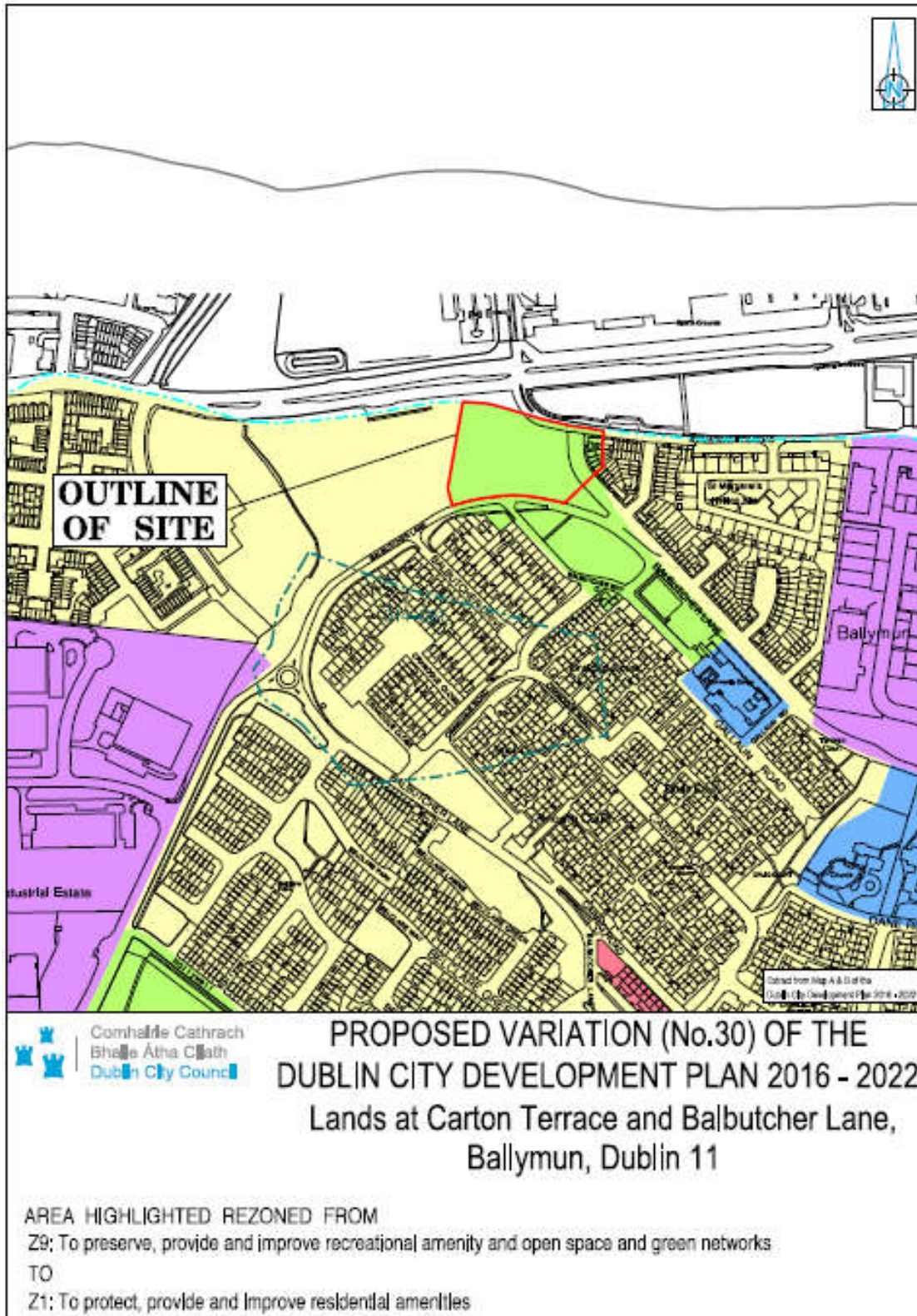


Fig. 1: Location of Proposed Variation to Dublin City Development Plan 2016-2022, site at Carton Terrace, Ballymun, Dublin 11.

5. Explanation

The Planning Authority considers that it is appropriate to change the zoning of the subject lands from Z9 (Amenity/Open Space Lands/Green Network) to Z1 (Sustainable Residential Neighbourhoods). The purpose and rationale of this proposed variation is set out below.

The subject lands are within the boundary of the Ballymun Local Area Plan (LAP) 2017. As part of the preparation of the LAP, submissions were received to consider this site for a wide variety of uses including:

- Skate and bike park
- Community Farm/Allotments
- Residential development

With reference to the above, the LAP stated that “there is a need for a detailed review of these lands as part of implementing the LAP” (Section 5.8.2) and the following Sports, Recreation and Open Space objectives are included:

“SRO9: Review the use of the Z9 lands to the west of Carton Terrace and south of St. Margaret’s Road, to provide for residential development, which can include co-operative housing, on the western half of the site and to explore the provision of a skate and bike park, and / or allotments and a community farm. An alternative suitable location for these uses may be Site No. 14: Balbutcher Lane. (This may involve a variation to the City Development Plan).”

“SRO10: Explore the provision of a skate and bike park within Ballymun within the Z9 lands to the northwest of Poppintree Community Sports Centre or Site No. 14 (beside the Reco).”

Pursuant to Objective SR09 above, the Planning, Property and Development Department analysed the subject site as a potential location for an urban farm / community gardens / allotments. This analysis found that the site would not be suitable as it is located on the periphery of the Ballymun, does not adjoin any key existing social / recreation centres, or any significant residential or employment zones to allow synergies to develop or to attract a volume of visitors to sustain the operation and would be difficult to secure, manage and maintain.

The periphery location, issues of management, maintenance and security also applied to the considerations of a skate and bike park proposal for the subject site. It is noted that there are ongoing maintenance issues with the 5 aside sports pitch and playground to the west of Poppintree Sports & Community Centre and as such the provision of additional recreation uses, somewhat removed from the sports and community centre, would be problematic.

In light of the above and given that part of the subject lands have been vacant for a significant period of time it is considered that the site has limited future potential as a park or open space area. Furthermore given the changing character of the surrounding area and recently completed housing schemes adjoining the site, it is considered that residential zoning of the site would be appropriate.

The area to be rezoned also includes approximately six dwellings at Carton Way and Carton Terrace which are currently zoned Z9 (Amenity/Open Space Lands/Green Network) and does not reflect the residential use of these existing dwellings. It is thus proposed to regularise the zoning of these dwellings.

6. Requirements and Assessment

In terms of the Regulations 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 below.

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

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| 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; |
| This is a variation to Dublin City Development Plan 2016-2022. The variation is change the |

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| land use zoning from Z9 (Amenity/Open Space Lands/Green Network) to Z1 (Sustainable Residential Neighbourhoods). The variation to the development plan will allow for the provision of residential use. |
| The variation will not set a framework for projects and other activities. |
| The degree to which the plan influences other plans, including those in a hierarchy. |
| The variation is compatible and complementary with the strategies, policies and objectives of the Development Plan relating to the Plan's vision of developing a compact, quality and well connected city and the delivery of housing. |
| It is also compatible with the vision and key principles of the Ballymun Local Area Plan 2017 (Ch 4) to develop the remaining sites in Ballymun and to provide a mix of house types and tenures in the area. |
| The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development. |
| As a variation to the City Development Plan, the variation is being prepared under the Planning and Development Act 2000 (as amended) and therefore must adhere to the principles of proper planning and sustainable development. |
| The central ethos of the Plan is to provide for sustainable development including sustainable residential development in well connected locations. |
| Environmental problems relevant to the plan. |
| The main objective of the variation is to allow for residential development of the site within an existing urban area. It is not considered that there will be any significant environmental problems generated by the 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). |
| These plans and programmes are considered under the City Development Plan 2016-2022. The proposed variation would only have relevance at local scale (if any) to the implementation of European Union legislation on the environment. |
| 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. |
| None |
| The cumulative nature of the effects. |
| None |
| The transboundary nature of the effects. |
| The northern boundary of the subject site is located along the administrative boundary with Fingal County Council. The proposed variation will bring increased activity to this site (when developed) through construction traffic movements, vehicular, cycle and pedestrian movements associated with the arrival of a resident population. Given the location of the site on the administrative boundary these impacts will be visible for both the City Council and Fingal County Council. |
| The risks to human health or the environment (e.g. due to accidents). |
| The proposed variation 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 proposed rezoning is restricted to a limited area of 1.38ha. The proposed variation will allow for the provision of residential uses on the site. The effects of the variation on the subject site and in the wider environs will be minimal. |

The value, and vulnerability of the area likely to be affected due to:

(a) special natural characteristics or cultural heritage;

According to the EPA's Environmental Sensitivity Mapping Webtool, the site is located approximately 730m south-west of the Santry River which is an "At Risk" water body under the Water Framework Directive.

The site is located within Flood Zone C where there is a low probability of flooding and any development of the site would be required to comply with Objective SIO8 of the Dublin City Development Plan 2017-2022 which requires all development proposals to carry out, to an appropriate level of detail, a Site-Specific Flood Risk Assessment. A Strategic Flood Risk Assessment was carried out for the Ballymun Local Area Plan 2017 which states that the primary flood risk within the Ballymun LAP is from pluvial (rainfall) surface water flooding and it was not considered necessary to proceed to a Stage 2 Flood Risk Assessment. It states that all sites for redevelopment will be assessed on their merits and will have to comply with the Strategic Flood Risk Assessment for the Dublin City Development Plan 2016-2022.

Archaeology in Ireland is protected under the National Monuments Acts. Zones of Archaeological Interest are marked on the Record of Monuments and Places (RMP) maps and new sites are marked on the archaeological survey database hosted on www.archaeology.ie and available on the GIS based 'Historic Environment Viewer'. The RMP also documents known individual archaeological monuments and their original locations in the case of destroyed monuments.

With regard to the subject site, there is a zone of archaeological interest DU014-061 to the south. This zone includes two National Monument sites and the archaeological survey database notes the following: -

▪ DU014-061001

- This is an unclassified ringfort located in Balcurris. The records note that this site has a housing estate and wholesale outlet built over it and it is not visible at ground level.
- This is located within the housing estate of Cranogue Close.

▪ DU014-061002

- This is an enclosure located in Balcurris. The records note that this site has a housing estate and wholesale outlet built over it and there is no visible surface trace.
- This is located within the housing estate of Doon Court.

The southern portion of the subject site is proximate the Zone of Archaeological Constraint for the Recorded Monument DU014-036 (church site possible), which is listed on the Record of Monuments and Places (RMP) and is subject to statutory protection under Section 12 of the National Monuments (Amendment) Act 1994. It is noted that there is a housing estate, Carton Close and a sports centre (Poppintree Sports & Community Centre) built in this area / zone of influence.

Having regard to the above the proposed variation will not have any impact on any special natural characteristics or cultural heritage.

(b) exceeded environmental quality standards or limit values;

It is not expected that any environmental quality standards will be exceeded as a result of the proposed variation.

(c) Intensive land use

The proposed variation will allow for residential development of the site. There will be more intensive use of the subject lands than its current status as open space. The provision of residential use will take account of the policies and objectives of the Dublin City Development Plan 2016-2022.

The effects on areas or landscapes which have a recognised national, European Union

or international protection status.

The area has no national, European Union or international protection status and consequently there is no effect.

8. Consultation

The EPA and the Department of Communications, Climate Action and Environment responded to the SEA Screening Notice on 23rd March 2020 and on 13th March 2020 respectively.

The EPA noted the Planning Authority's proposed determination that SEA will not be required for the proposed Variation and made the following specific comments:

- In considering the re-zoning and development of the lands covered by the Variation, the relevant noise mapping information should be taken into account.
- Development considerations should seek, where possible, to support and enhance urban biodiversity and local ecological linkages within the area.
- Development should be supported by the appropriate levels of public transport, walking and cycling infrastructure to minimise reliance on private vehicular transport. There is merit in providing electric vehicle charging infrastructure where possible, to also encourage a move away from fossil-fuel based transport.
- In proposing and in implementing the Variation, Dublin City Council should ensure that the Variation is consistent with the need for proper planning and sustainable development and 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 Variation.
- In considering the Variation, Dublin City 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.
- Dublin City Council should also ensure that the Variation 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.
- In preparing the Variation and associated SEA screening, the recommendations, key issues and challenges described in the EPA's most recent State of the Environment Report Ireland's Environment – An Assessment 2016 (EPA, 2016) should be considered, as relevant and appropriate to the Variation.
- Available guidance and resources include the EPA's website, the Environmental Sensitivity Mapping Webtool, the EPA SEA WebGIS Tool, the EPA WFD Application and the EPA AA GeoTool.
- Ensure that the Variation 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 Variation.
- Under the SEA Regulations, prior to making the SEA determination a number of environmental authorities should also be consulted with including the Minister for Housing Planning and Local Government, the Minister for Agriculture, Food and the Marine and adjoining planning authorities.
- As soon as practicable after making a determination as to whether SEA is required or not, a copy of the decision, including, as appropriate, the reasons for not requiring an environmental assessment should be made available for public inspection in the Council's offices and on the Council's website and a copy of the determination sent to the relevant environmental authorities consulted.

The Waste Policy and Resources Efficiency Division in the Department of Communications, Climate Action and Environment made the following comment:

- In respect of the issue of waste in the within documentation, the Division would be obliged if the Local Authority would consult directly with their respective Regional Waste Management Planning Office regarding the development of the final plans.

The EPA and the Department of Communications, Climate Action and Environment observations were taken on board by Dublin City Council in the finalisation of the SEA screening report.

9. 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 proposed variation 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 are deemed not to 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.