

**Adamstown SDZ Planning Scheme**

**Environmental Assessment Report**

**Of Recommendations within the Addendum  
Manager's Report and  
Motions proposed by the Elected Members  
on the  
Draft Amendments to the Adamstown SDZ Planning  
Scheme following Public Consultation**



**Development, Economic and Transport Planning Department  
South Dublin County Council  
February 2014**

## Environmental Assessment Report

### On the Motions proposed by the Elected Members and the Recommendations within the Addendum to the Manager's Report on the Draft Amendments to the Adamstown SDZ Planning Scheme following the Public Consultation

#### Introduction

While there is no specific statutory procedure for dealing with the environmental assessment on the Motions proposed by the Elected Members and of the recommendations within the Manager's Report on the Draft Amendments, there is the overriding requirement that the attention of the elected members needs to be drawn to the requirement *that "the Environmental Report, the opinions expressed by the environmental authorities .....must be taken into account during the preparation of the plan and before its adoption"*, Article 8 of the SEA Directive.

The assessment is required to identify those motions and those recommendations where there is "likely (to be) significant effects on the environment".

#### Methodology

The report below assesses all of the motions and the amendments submitted.

The assessment response is given in terms of the impact on the Strategic Environmental Objectives, where appropriate, as used in the Environmental Report and is colour coded, as below, to signify the type of impact (**Blue** indicates indirect or cumulative impacts).

Likely to Improve status of SEOs	<b>Probable Conflict</b> with status of SEOs- Unlikely to be mitigated	<b>Potential Conflict</b> with status of SEOs- likely to be mitigated	<b>Uncertain</b> interaction with status of SEOs
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The explanation of the codes for the Strategic Environmental Objectives is as follows;

<b>SEO Code</b>	<b>SEO</b>
<b>B1</b>	To sustain and enhance ecological habitats within the Adamstown SDZ site.
<b>B2</b>	To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites
<b>B3</b>	To sustain and enhance key ecological networks that connect to areas of local biodiversity
<b>PH1</b>	To protect and enhance people's quality of life through the provision of high quality and sustainable urban environments that incorporate a full range of services and facilities, support sustainable travel and support sustainable energy usage.
<b>PH2</b>	To increase efficiencies across the urban system for the good of all citizens through the better alignment of population, services, facilities, employment and transport.
<b>PH3</b>	To protect human health from hazards or nuisances arising from traffic sources and incompatible land-uses.
<b>S1</b>	To protect the quality of soils within Adamstown SDZ.
<b>S2</b>	To minimise the amount of soil sent to landfill and reuse soil within the site.
<b>W1</b>	To maintain and improve, where possible, the quality of the River Liffey and Griffeen, its tributaries and surface water.
<b>W2</b>	To prevent pollution and contamination of ground water.
<b>W3</b>	To prevent development on lands which pose - or are likely to pose in the future - a significant flood risk. <sup>1</sup>
<b>C1</b>	To minimise increases in travel related greenhouse emissions.
<b>M1</b>	To provide adequate wastewater treatment, water distribution networks and drainage networks.
<b>M2</b>	To maintain and improve the quality of drinking water supplies.
<b>CH1</b>	To protect, conserve and enhance the archaeological heritage of the Adamstown SDZ.
<b>CH2</b>	To protect, conserve and enhance the architectural heritage of the Adamstown SDZ.
<b>L1</b>	Improve the overall landscape character and quality in the area.
<b>L2</b>	To protect and enhance the natural and historic landscape features within and adjacent to the Adamstown SDZ, including views of adjacent countryside, protected structures and key features.

<sup>1</sup>The flood risk information in relation to the Catchment is limited to provisional data (OPW initial Preliminary Flood Risk Assessment - PFRA), alluvial soils as a surrogate for Flood Risk and OPW recorded Flood Events.

## A: Environmental Assessment of the Manager's Recommended Changes to Draft Amendments

TABLE 1: ADDENDUM TO RECOMMENDED CHANGES TO DRAFT AMENDMENTS

Draft Amendment	Proposed Alteration	Environmental Impact
Amendment No. 17 Section 2.3 (x) Building Languages and Finishes	Additional text added to reference provision of high architectural quality and design	PH1 PH2 L1
Amendment No 22 Section 2.4 (i) Road Network	Additional text added to reference the monitoring and reviewing of public transport provision at each phase of development	PH1 PH2 C1
Amendment No. 23 Section 2.4 (ii) Road Improvements	Additional Text to include reference to the completion of the Newcastle Road study as part of an overall Lucan Movement Framework Plan. Reference made also in relation to the carrying out of any necessary improvements to the Newcastle Road	PH1 PH2 C1
Amendment No 24 Section 2.4 (iii) Suburban Rail	Text to be added to reflect the updated provision of infrastructure serving Adamstown as detailed in the NTA's 'Integrated Implementation Plan 2013-2018'.	PH1 PH2 C1
Amendment No 25 Section 2.4(iv) Busway/QBC	Text to be added to support the development of the bus capacity to serve Adamstown at each phase of development and improve bus journey times between Adamstown/Lucan and the City Centre.	PH1 PH2 C1
Amendment No 44 Open Space (Mapping Changes)	<ul style="list-style-type: none"> <li>Amend the Planning Scheme maps to maintain as per existing Planning Scheme i.e. the provision of the reduced height residential buildings in Somerton Development Area on the lands adjoining Westbury Estate to the north.</li> <li>Remove Landmark building status from said buildings.</li> </ul>	B1 B2 B3

<b>Amendment No 46 Section 3 Amenity Areas</b>	<p>Amend Development Area 2: Somerton to include the following additional urban design characteristics:</p> <ul style="list-style-type: none"> <li>The existing boundary hedgerow to Westbury housing shall be retained and enhanced where possible</li> <li>The Landmark Building at the junction of Newcastle Road (R120) and Tandys Lane (to the south of Westbury estate) shall be no higher than 3-4 storeys in height.</li> </ul>	<b>B1 B2 B3 L1</b>
<b>Phasing and Implementation</b>  <b>Amendment No 47/ Material Amendment No 19, Section 4.2 Sequence;</b>	<p>1) Amend Phase 2 to provide for the completion of the Newcastle Road (R120) study as part of an overall Lucan Movement Framework Plan.</p> <p>2) Amend Phase 3 to provide for any necessary improvement works to the Newcastle Road (R120) between Adamstown and the N4 arising from the Newcastle Road Study.</p>	<b>PH1 PH2 C1</b>

**Conclusion A:** The environmental assessment of the Manager's Recommended Changes to the Draft Amendments, as detailed in the Addendum to the Managers Report, indicates that most of the proposed amendments are likely to have a positive effect on the environment. Any potential impact on the SEO's is likely to be reduced significantly due to the inclusion of the recommended mitigation measures

#### **B: Environmental Assessment of the Motions made by the Elected Members to Draft Amendments**

<b>Motion No.</b>	<b>Councillor(s)</b>	<b>Motion</b>	<b>Environmental Impact</b>
Motion 1	Cllr. Gus O'Connell, Cllr. Eamonn Tuffy, Cllr William Lavelle.	<p>That the Manager's proposed amendments be modified as follows:</p> <ul style="list-style-type: none"> <li>- the proposed deferred requirement of a "<i>leisure centre with swimming pool</i>" at the new phase 7 be deleted; and</li> <li>- a requirement be included at the new phase 4 (which is generally equivalent in residential quantum terms to the existing phase 3) for a "<i>leisure centre with</i></li> </ul>	<b>PH1 PH2 C1</b>

		<i>swimming pool"; to further state that "this requirement may be met by the provision of a similar public facility in the Lucan area i.e. St. Helens, Lucan Heights and Esker DED's</i>	
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**Conclusion B:** The environmental assessment indicates that the motion made by the Elected Members to the Draft Amendments is likely to have a positive effect on the environment