

Screening for Strategic Environmental Assessment Determination

under Article 7 (13K) Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011) for:

Proposed Variation (Clondalkin) to the South Dublin County Development Plan 2022-2028

This Screening for Strategic Environmental Assessment (SEA) determination regarding whether or not implementation of Proposed Variation (Clondalkin) to the South Dublin County Development Plan 2022-2028 would be likely to have significant effects on the environment is being made under the above Regulations, taking account of relevant criteria set out in Schedule 2A of the above Regulations. These criteria are taken into account as follows:

PART 1

1. *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 Proposed Variation (Clondalkin) to the South Dublin County Development Plan 2022-2028 will be prepared over the coming months. The Proposed Variation will provide a framework for the sustainable development of Clondalkin, while considering the conservation and protection of the built and natural environment. It will set out an overall strategy for the proper planning and sustainable development of the town in terms of its social, cultural, economic and physical development and will consist of a written statement supported by mapping and other appendices indicating the development objectives for Clondalkin.

The preparation of the Proposed Variation is being informed by a process of public participation and consultation. The Proposed Variation will support and facilitate new housing, sustainable transport systems, economic development and social, community and educational facilities, while at the same time protecting natural and built heritage.

The Proposed Variation will be guided by the National Planning Framework¹, the Regional Spatial and Economic Strategy for the Eastern and Midlands Region and the existing South Dublin County Development Plan 2022-2028.

2. *The characteristics of the plan having regard, in particular, to: the degree to which the plan influences other plans, including those in a hierarchy*

The Proposed Variation will be guided by the National Planning Framework, the Regional Spatial and Economic Strategy for the Eastern and Midlands Region and the existing South Dublin County Development Plan 2022-2028. The varied County Development Plan will guide any lower-tier plans and future proposals for land use developments and activities in Clondalkin.

3. *The characteristics of the plan having regard, in particular, to: the relevance of the plan for the integration of environmental considerations in particular with a view to promoting sustainable development*

The Proposed Variation will integrate environmental considerations with a view to promoting sustainable development at local level in Clondalkin.

4. *The characteristics of the plan having regard, in particular, to: environmental problems relevant to the plan*

Environmental problems arise where there is a conflict between current environmental conditions and legislative targets.

It is intended that, through provisions relating to environmental protection and management, the Plan will contribute towards ensuring that environmental conditions do not get worse and, where possible, they contribute towards its amelioration.

¹ At the time of writing this report, a process to provide a First Revision to the National Planning Framework is underway.

Environmental challenges within the Clondalkin area include those relating to flood risk (the most significant sources of flood risk within the Plan area are from fluvial, including from the River Camac) and achieving 'good status' under the European Water Framework Directive (the River Camac is currently identified as having 'poor status').

5. The characteristics of the plan having regard, in particular, to: 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 Proposed Variation relates to the land use and town planning sector. The Proposed Variation will be consistent with EU and national legislation on the environment, including those relating to the waste management and the Water Framework Directive.

PART 2

1. 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 development of the Proposed Variation area will involve a range of land use developments and activities that would be likely to, if unmitigated, significantly affect all environmental components; this would include positive and negative effects across Clondalkin and beyond. Such effects would encompass short term construction effects and longer-term operational effects.

Effects could be mitigated by integrating measures relating to environmental protection and management into the Proposed Variation and by adhering to such provisions from the existing South Dublin County Development Plan 2022-2028.

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the cumulative nature of the effects

There are two types of potential cumulative effects that would be likely to occur, namely:

- Potential intra-Plan cumulative effects - these would be likely to arise from the interactions between different types of potential environmental effects resulting from the Proposed Variation. Examples of interrelationships between environmental components that help determine such effects include those between: human health and water quality; human health and air quality; human health and flood risk; and ecology and water quality.
- Potential inter-Plan cumulative effects - these would be likely to arise when the effects of the implementation of Plan occur in combination with those of other plans, programmes, etc. such as the Development Plan and the Regional Spatial and Economic Strategy.

3. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the transboundary nature of the effects

Potential effects, such as those on water will extend beyond the Plan boundary, however; significant environmental effects on another country are unlikely.

4. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the risks to human health or the environment (e.g. due to accidents)

Human health has the potential to be impacted upon by environmental vectors (i.e. environmental components such as air, water or soil through which contaminants or pollutants, which have the potential to cause harm, can be transported so that they come into contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors arising from incompatible adjacent land uses for example. There is historic and predictive evidence of fluvial flooding in various locations across the Proposed Variation area.

5. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)

The spatial extent of potential effects includes the Proposed Variation area and areas downstream. The population most likely to be affected would be the population of the Proposed Variation area.

In 2016, the combined population of the Neighbourhood Area of Clondalkin, Clonburris and Grange Castle was 44,500 persons. The Core Strategy in the South Dublin County Development Plan 2022-2028 provides for a population increase of 10,706 persons for the Neighbourhood Area over the Plan period – a significant portion of which would be for Clonburris, which is not part of the Proposed Variation area.²

² South Dublin County Development Plan 2022-2028 Table 11 "Core Strategy 2022-2028". The exact population increase to be provided under the Proposed Variation has yet to be finalised.

6. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the value and vulnerability of the area likely to be affected due to:

a) special natural characteristics or cultural heritage;

Key ecological sensitivities within and surrounding the Plan area include those relating to:

- **Grand Canal proposed Natural Heritage Area designated partially within/adjacent to the northern parts of the area to which the Proposed Variation relates.** Sensitive features of this site comprise: otter; white-clawed crayfish; and bats species (common pipistrelle, soprano pipistrelle, Leisler's bat, Daubenton's bat and brown long-eared bat).
- **Locally important, non-designated habitats within and surrounding the area to which the Proposed Variation relates,** various woodlands, parks, gardens, hedgerows, old buildings/stone walls and lands used for agriculture within and surrounding the area to which the Proposed Variation relates, providing habitats for flora and fauna and facilitating linkages and corridors to the surrounding countryside for the wildlife; and
- **Aquatic and riverine ecology** associated with rivers and streams and their tributaries and riparian buffer zones, including the **River Camac and the Grand Canal.**

Screening for Appropriate Assessment (AA), and possibly subsequent stages of assessment, will be undertaken on the Proposed Variation.

There are various entries to the RMP within and surrounding the area to which the Proposed Variation relates, including: a round tower; castle; graveyard; crosses; historic town; water mill; churches; and ecclesiastical enclosures; and two National Monuments in State Care located within the Plan area, Clondalkin Round Tower and Cross (Ownership) and Archbold's Castle (Ownership).

There are several Protected Structures within the area to which the Proposed Variation relates, as set out in the existing South Dublin County Development Plan 2022-2028. Clusters of architectural heritage are indicated within Clondalkin town centre and notable Protected Structures include: Neilstown Lodge; Coolevin House; Grange Castle; St John's Church and Former Fairview Oil Mills.

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or contributes to the appreciation of a Protected Structure. An ACA may or may not include Protected Structures. In an ACA, protection is placed on the external appearance of such areas or structures. There are currently two ACAs designated within the Plan area: Clondalkin Village; and St Brigid's Cottages, townland of Bushelloaf, Clondalkin

b) exceeded environmental quality standards or limit values, and;

The Water Framework Directive status of some surface waters, including the River Camac, (2016-2021) draining the Proposed Variation area is identified as being 'poor'. Provisions contributing towards the Water Framework Directive's overall objective of good status are provided by the existing County Development Plan 2022-2028 and the Proposed Variation will be consistent and will further contribute towards these measures.

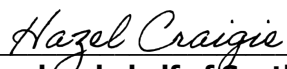
c) intensive land-use.

The Proposed Variation will provide for the relative intensive land use of urban areas within Clondalkin.

7. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to: the effects on areas or landscapes which have a recognised national, European Union or international protection status

The existing South Dublin County Development Plan 2022-2028 identifies five Landscape Character Areas, seven Landscape Types and Views, Prospects and Scenic Routes within the Council's administrative area. The area to which the Proposed Variation relates is located within the 'Suburban South Dublin' Landscape Character Area and 'Historic Urban' Landscape Character Type. There are no Views, Prospects or Scenic Routes designated within the area to which the Proposed Variation relates.

With reference to the foregoing information, it is determined that the Proposed Variation may, if unmitigated, result in likely significant environmental effects and that SEA is required to be undertaken on Proposed Variation (Clondalkin) to the South Dublin County Development Plan 2022-2028.


Signed on behalf of South Dublin County Council:
Date: 19.12.2024