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Philip Long
Senior Executive Officer
Planning and Strategic Infrastructure Department,
Fingal County Council, County Hall,
Main Street
Swords, Co. Dublin,
K67 X8Y2.

24 November 2022

Our Ref: SCP210301.3

Re. Proposed *Material Alterations* to the Draft Fingal County Development Plan 2023-2029

Dear Mr Long,

We acknowledge your notice, dated 11th November 2022, in relation to the proposed ***Material Alterations*** (the '*Alterations*') to the ***Draft Draft Fingal County Development Plan 2023-2029*** (the '*Variation*').

The EPA is one of the statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as an SEA environmental authority do not include approving or enforcing SEAs or plans.

Proposed SEA Determination

We note your proposed determination regarding the need for SEA of the *Alterations*.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land-use plans at county and local level, we provide a 'self-service approach' via guidance document '[SEA of Local Authority Land Use Plans – EPA Recommendations and Resources](#)'. This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority land-use plans. These should be considered, as appropriate and relevant to the *Alterations*.

Sustainable Development

In proposing the *Alterations*, Fingal County Council should ensure that the *Variation, as amended*, is consistent with the need for proper planning and sustainable development. 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 *Alterations*, Fingal County Council should consider 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.

Fingal County Council should also ensure that the *Variation* is consistent with key relevant higher level plans and programmes.

Future Modifications to the Variation

Where further changes to the *Variation* are proposed, these should be screened for likely significant effects in accordance with SEA Regulations. They should be subject to the same method of assessment applied in the “environmental assessment” of the *Variation*.

SEA Statement – “Information on the Decision”

Once the *Variation* is adopted/made, you should prepare an SEA Statement that summarises the following:

- How environmental considerations have been integrated into the *Variation*;
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the *Variation*;
- The reasons for choosing the *Variation* adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the *Variation*.

A copy of the SEA Statement with the above information should be sent to any environmental authority consulted during the SEA process.

Guidance on preparing SEA Statements is available on the EPA website at the following link: https://www.epa.ie/publications/monitoring--assessment/assessment/EPA_Guidance_web.pdf

Environmental Authorities

Under the SEA Regulations, you should consult with:

- Environmental Protection Agency;
- Minister for Housing, Local Government and Heritage;
- Minister for Environment, Climate and Communications; and
- Minister for Agriculture, Food and the Marine.

- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

If you have any queries or need further information in relation to this submission, please contact me directly. I would also be grateful if you could send an email confirming receipt of this submission to: sea@epa.ie.

Yours Sincerely,

A rectangular box containing a handwritten signature in black ink, which appears to be 'Lee Kelly'.

Lee Kelly
SEA Section
Office of Evidence and Assessment