

# Fingal Development Plan 2017-2023



## Strategic Environmental Assessment Environmental Report for the Draft Fingal Development Plan 2017 - 2023





## TABLE OF CONTENTS

<b>1</b>	<b>NON TECHNICAL SUMMARY .....</b>	<b>1</b>
1.1	INTRODUCTION (CHAPTER 2) .....	1
1.2	CONTENTS AND MAIN AIMS OF THE PLAN (CHAPTER 3) .....	1
1.3	SEA METHODOLOGY (CHAPTER 4).....	2
1.4	REVIEW OF RELEVANT PLANS, POLICIES AND PROGRAMMES (CHAPTER 5) .....	4
1.5	RELEVANT ASPECTS OF THE CURRENT STATE OF THE ENVIRONMENT (BASELINE) (CHAPTER 6) .	4
1.6	STRATEGIC ENVIRONMENTAL OBJECTIVES, TARGETS AND INDICATORS (CHAPTER 7) .....	9
1.7	ALTERNATIVES (CHAPTER 8) .....	10
1.8	ASSESSMENT (CHAPTER 9).....	11
1.9	MITIGATION AND MONITORING (CHAPTER 10) .....	11
1.10	CHANGES TO THE FINGAL DEVELOPMENT PLAN THROUGH COUNCILLOR MOTIONS (CHAPTER 11) .....	12
1.11	NEXT STEPS (CHAPTER 12) .....	12
<b>2</b>	<b>INTRODUCTION .....</b>	<b>14</b>
2.1	FINGAL DEVELOPMENT PLAN 2017-2023 .....	14
2.2	STRATEGIC ENVIRONMENTAL ASSESSMENT .....	17
2.3	SEA GUIDANCE .....	17
<b>3</b>	<b>CONTENTS AND MAIN AIMS OF THE PLAN .....</b>	<b>19</b>
3.1	INTRODUCTION .....	19
3.2	CONTENT OF THE DEVELOPMENT PLAN .....	19
3.3	MAIN AIMS OF THE DEVELOPMENT PLAN .....	20
3.4	STRATEGIC POLICY .....	21
<b>4</b>	<b>STRATEGIC ENVIRONMENTAL ASSESSMENT METHODOLOGY.....</b>	<b>23</b>
4.1	THE STRATEGIC ENVIRONMENTAL ASSESSMENT PROCESS.....	23
4.2	SCREENING PROCESS .....	23
4.3	SCOPING PROCESS .....	23
4.4	ENVIRONMENTAL ASSESSMENT AND ENVIRONMENTAL REPORT.....	25
4.5	APPROPRIATE ASSESSMENT .....	27
4.6	DIFFICULTIES AND DATA GAPS .....	28
<b>5</b>	<b>REVIEW OF RELEVANT PLANS, PROGRAMMES AND POLICIES.....</b>	<b>29</b>
5.1	INTRODUCTION .....	29
5.2	METHODOLOGY .....	29

5.3	RELEVANT PLANS AND PROGRAMMES .....	30
5.4	RELEVANT POLICY AND LEGISLATION .....	31
5.5	RELATIONSHIP OF THE FINGAL DEVELOPMENT PLAN AND OTHER PLANS/ PROGRAMMES.....	33
<b>6</b>	<b>RELEVANT ASPECTS OF THE CURRENT STATE OF THE ENVIRONMENT (BASELINE).....</b>	<b>37</b>
6.1	INTRODUCTION .....	37
6.2	ENVIRONMENTAL CHARACTERISTICS AND PROBLEMS .....	39
6.3	POPULATION AND HUMAN HEALTH .....	49
6.4	SOILS AND GEOLOGY .....	58
6.5	WATER .....	65
6.6	AIR AND NOISE.....	83
6.7	CLIMATIC FACTORS .....	89
6.8	MATERIAL ASSETS.....	91
6.9	CULTURAL HERITAGE .....	102
6.10	LANDSCAPE.....	108
6.11	INTER-RELATIONSHIPS .....	113
6.12	EVOLUTION OF THE BASELINE IN THE ABSENCE OF THE FINGAL DP .....	114
6.13	ENVIRONMENTAL SENSITIVITY MAPPING .....	116
<b>7</b>	<b>STRATEGIC ENVIRONMENTAL OBJECTIVES, TARGETS AND INDICATORS .....</b>	<b>117</b>
7.1	INTRODUCTION .....	117
7.2	DEVELOPMENT OF STRATEGIC ENVIRONMENTAL OBJECTIVES, TARGETS AND INDICATORS .....	117
<b>8</b>	<b>DEVELOPMENT PLAN ALTERNATIVES .....</b>	<b>121</b>
8.1	INTRODUCTION .....	121
8.2	LEGISLATIVE CONTEXT .....	121
8.3	RATIONALE FOR SELECTING ALTERNATIVES.....	123
8.4	ALTERNATIVES CONSIDERED FOR SEA .....	125
8.5	PREFERRED ALTERNATIVE.....	133
<b>9</b>	<b>INTRODUCTION .....</b>	<b>136</b>
9.1	ASSESSMENT OF STRATEGIC POLICIES AND CORE OBJECTIVES .....	136
<b>10</b>	<b>MITIGATION AND MONITORING .....</b>	<b>161</b>
10.1	INTRODUCTION .....	161
10.2	MITIGATION .....	161
10.3	MONITORING.....	209
<b>11</b>	<b>CHANGES TO THE FINAL DEVELOPMENT PLAN THROUGH COUNCILLOR MOTIONS .....</b>	<b>213</b>
<b>12</b>	<b>NEXT STEPS.....</b>	<b>233</b>

## LIST OF FIGURES

Figure 2-1 - Fingal Administrative Boundary and Main Population Centres .....	16
Figure 2-2 - SEA Process .....	17
Figure 6-1 - European Designated Sites .....	44
Figure 6-2 – Ecological and Nature Designated Sites.....	45
Figure 6-3 – Dublin Bay Biosphere .....	46
Figure 6-4 - Population per Electoral Division (2011) .....	50
Figure 6-5 – Percentage Change in population per Electoral Division (2006 - 2011) .....	51
Figure 6-6 - Population by Age in Fingal for 2006 and 2011 .....	52
Figure 6-7 – Soil Types .....	62
Figure 6-8 – Subsoils .....	63
Figure 6-9 – Bedrock Geology .....	64
Figure 6-10 - Surface Waters .....	67
Figure 6-11 - River, Transitional and Coastal Water Body Status .....	68
Figure 6-12 – Groundwater Aquifers .....	76
Figure 6-13 – Groundwater Vulnerability in Fingal.....	77
Figure 6-14 – Water and Wastewater Treatment Plants in Fingal .....	78
Figure 6-15 – Flood Extents .....	81
Figure 6-16 – Fingal 24 hour Lden Sound Pressure Values .....	86
Figure 6-17 – Fingal 24 hour Lnight Sound Pressure Values.....	87
Figure 6-18 – Radon Map of Fingal .....	88
Figure 6-19 – Main Settlements with Existing and Proposed Transport Infrastructure .....	93
Figure 6-20 - Corine Land Cover Mapping (2012) .....	100
Figure 6-21 – Agricultural Land Quality in Fingal .....	101
Figure 6-22 – Record of Monuments and Places and Shipwrecks in Fingal.....	106
Figure 6-23 – Sites on Record of Protected Structures and Architectural Conservation Areas in Fingal .....	107
Figure 6-24 - Landscape Character Areas .....	111
Figure 6-25 - Protected Views, Prospects and Sensitive Landscapes .....	112
Figure 7-1 - Inter-relationship of SEA Topics .....	120
Figure 8-1 – National Spatial Strategy and Regional Planning Guideline Plans for Dublin Region.....	124
Figure 9-1– Environmental Constraints .....	159
Figure 9-2 – Environmental Sensitivity Map .....	160

## LIST OF TABLES

Table 1.1 – Content of Development Plan .....	1
Table 1.2 – SEA Stages .....	3
Table 1.3 – Requirement of SEA Directive and Relevant Section in Environmental Report.....	3
Table 1.4 – EPA Key Challenges and Relevance to draft Development Plan .....	5
Table 1.5 – Existing Environmental Pressures in Fingal .....	5
Table 1.6 – Interrelationships .....	8
Table 1.7 – Strategic Environmental Objectives .....	9
Table 1.8 – Alternatives for realising the objectives of the Fingal DP .....	10
Table 3.1 – Content of Development Plan.....	19
Table 4.1 – SEA Stages .....	23
Table 4.2 – SEA Environmental Assessment .....	26
Table 4.3 – Requirement of SEA Directive and Relevant Section in Environmental Report.....	26
Table 5.1 – Key Relevant Plans and Programmes .....	30
Table 5.2 – Key Relevant Policy and Legislation .....	31
Table 6.1 - EPA Key Challenges and Relevance to draft Fingal DP.....	37
Table 6.2 - Summary of Current State of the Environment in Ireland.....	38
Table 6.3 - European Sites Requiring Stage 2 Appropriate Assessment.....	40
Table 6.4 - (p)NHAs within the Draft Fingal Development Plan Area.....	41
Table 6.5 - Current Status of Local Authority Housing Stock.....	53
Table 6.6 - Seveso Sites in Fingal .....	57
Table 6.7 - Geological Heritage Sites in Fingal .....	60
Table 6.8 - Compliance and Water Quality Status of Designated Bathing Areas (2014).....	70
Table 6.9 - Wastewater Treatment Plants Serving Fingal.....	72
Table 6.10 - Noise Exposure Levels from All Roads in Fingal.....	84
Table 6.11 - Tonnes of Waste Arising in the Eastern-Midlands Region (2011-2012) .....	94
Table 6.12 – Identified Historic Landfills in Fingal County.....	97
Table 6.13 - Interrelationships of SEA Topics.....	114
Table 7.1 - Strategic Environmental Objectives.....	117
Table 8.1 – Alternative 1 Environmental Considerations .....	128
Table 8.2 – Alternative 2 Environmental Considerations .....	130
Table 8.3 – Alternative 3 Environmental Considerations .....	133
Table 8.4 – Summary of Environmental Evaluation.....	134
Table 9.1 - Strategic Policy Assessment .....	137
Table 10.1 – SEA Mitigation .....	162
Table 10.2 – AA Mitigation.....	193
Table 11.1 – Changes to the Fingal DP through Councillor Motions .....	214

## APPENDICES

**Appendix A**      **Policies, Plans and Programmes**

**Appendix B**      **Assessment Matrix**

# 1 NON TECHNICAL SUMMARY

## 1.1 INTRODUCTION (CHAPTER 2)

This Environmental Report has been prepared as part of the Strategic Environmental Assessment (SEA) of the draft Fingal Development Plan 2017 – 2023 (hereafter referred to as the draft Fingal DP) in accordance with national and EU legislation. It sets out how the SEA has been undertaken and presents the findings of the assessment of the policies, objectives and land use zonings contained in the draft Fingal DP as well as reasonable alternatives.

The purpose of this Environmental Report is to:

- Inform the development of the draft Fingal DP;
- Identify describe and evaluate the likely significant effects of the draft Fingal DP and its reasonable alternatives; and
- Provide an early opportunity for the statutory authorities and the public to offer views on any aspect of this Environmental Report, through consultation.

SEA is a systematic method of considering the likely significant environmental effects of a Plan or Programme by integrating environmental factors into the development of the Plan and related decision-making. The purpose of this Environmental Report is to: a) inform the development of the Fingal DP; b) identify, describe and evaluate the likely significant environmental effects of the Fingal DP and reasonable alternatives; and c) provide an early opportunity for the statutory authorities and the public to offer views on this Environmental Report and draft Fingal DP, through consultation.

## 1.2 CONTENTS AND MAIN AIMS OF THE PLAN (CHAPTER 3)

### 1.2.1 Content of the Development Plan

The structure of the Fingal DP is presented in **Table 1.1**.

**Table 1.1 – Content of Development Plan**

Written Statement of Development Plan	
Chapter 1: Introduction & Strategic Context	Chapter 7: Infrastructure & Movement
Chapter 2: Settlement & Core Strategy	Chapter 8: Green Infrastructure
Chapter 3: Placemaking	Chapter 9: Natural Heritage
Chapter 4: Urban Fingal	Chapter 10: Cultural Heritage
Chapter 5: Rural Fingal	Chapter 11: Land Use Zoning
Chapter 6: Economic Development	Chapter 12: Development Management Standards

### 1.2.2 Main Aims of the Development Plan

The draft Fingal Development Plan 2017- 2023 aims to:

- Plan for and support the sustainable long-term development of Fingal as an integrated network of vibrant socially and economically successful urban settlements and rural communities, strategic green belts and open countryside, supporting and contributing to the economic development of the Country and the Dublin City Region.
- Provide for the future well-being of the residents of the Country by:
  - Supporting economic activity and increasing employment opportunities;
  - Protecting and improving the quality of the built and natural environments;
  - Ensuring the provision of adequate housing, necessary infrastructure and community facilities;
  - Promoting and improving quality of life and public health; and
  - Building on the progress made in the County following the conclusion of the previous development plan.
- Incorporate sustainable development, climate change mitigation and adaptation, social inclusion and high quality design and the principle of resilience as fundamental values, crossing and underpinning the draft Fingal DP.
- Promote an appropriate balance of development across the County, by developing a hierarchy of high quality, vibrant urban centres and clearly delineated areas of growth, and favouring expansion in areas nearest to existing or planned public transport nodes.
- Ensure an adequate supply of zoned lands to meet forecasted and anticipated economic and social needs, while avoiding an oversupply which would lead to fragmented development, dissipated infrastructural provision and urban sprawl.
- Foster the development of socially and economically balanced sustainable communities.
- Facilitate the actions and implementation of the Local Economic and Community Plan, as appropriate.
- Facilitate the potential for growth in tourism by implementing the Fingal Tourism Strategy 2015-2018, as appropriate.
- Continue to influence regional and national planning and development policies in the interest of the County.
- Co-operate with the Eastern and Midland Regional Assembly, Local Authorities and other stakeholders in meeting the needs and development requirements of the County and the Greater Dublin Area (GDA) in accordance with the National Spatial Strategy (NSS) and the Regional Planning Guidelines (RPGs) for the GDA and any successor policy documents.
- Provide and facilitate sustainable development proposals and encourage innovation, balanced against any potential negative impact on the environment and communities.

## 1.3 SEA METHODOLOGY (CHAPTER 4)

### 1.3.1 The SEA Process

The SEA Directive requires that certain plans and programmes, which are likely to have a significant impact on the environment, be subject to the SEA process. The SEA process is broadly comprised of the following steps, as outlined in **Table 1.2**.

**Table 1.2 – SEA Stages**

SEA Step/Stage	Purpose	Status
<b>Screening</b>	The purpose of this stage of the process was to reach a decision, on whether or not an SEA of the Fingal Development Plan was required.	This stage was completed in 2015 by Fingal County Council.
<b>Scoping and statutory consultation</b>	The purpose of this stage of the process was to clarify the scope and level of detail to be considered in the environmental assessment. This was done in consultation with the defined statutory bodies for SEA in Ireland.	This stage was completed in August 2015.
<b>Environmental assessment and consultation</b>	The purpose of this stage of the process is to assess the likely significant impacts on the environment as a result of implementation of the Fingal DP and consideration of reasonable alternatives. The output from this stage of the process is an SEA Environmental Report which records this assessment. Consultation on the draft Fingal DP, Environmental Report and Appropriate Assessment are also part of this stage.	This stage was completed in September, October and November 2015 and is the subject of this report.
<b>SEA Statement</b>	The purpose of this stage of the process is to identify how environmental considerations and consultations have been integrated into the final plan culminating in the production of an SEA Statement.	To be published with adopted Fingal County Development Plan 2017-2023.

### 1.3.2 Environmental Assessment and Environmental Report

Based on the legislation and guidance, the Environmental Report must include the information outlined in **Table 1.3**.

**Table 1.3 – Requirement of SEA Directive and Relevant Section in Environmental Report**

Requirement of SEA Directive (Article 5(1) Annex I)	Section of Environmental Report
An outline of the contents and main objectives of the plan or programme, or modification to a plan or programme, and relationship with other relevant plans or programmes.	<b>Chapter 3:</b> Content and Main Aims of the Plan <b>Chapter 5:</b> Review of Relevant Plans, Programmes, Policies
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme, or modification to a plan or programme.	<b>Chapter 6:</b> Relevant Aspects of the Current State of the Environment (Baseline)
The environmental characteristics of areas likely to be significantly affected.	<b>Chapter 6:</b> Relevant Aspects of the Current State of the Environment (Baseline)
Any existing environmental problems which are relevant to the plan or programme, or modification to a plan or programme, including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or the Habitats Directive.	<b>Chapter 6:</b> Relevant Aspects of the Current State of the Environment (Baseline)
The environmental protection objectives, established at international, European Union or national level, which are relevant to the plan or programme, or modification to a plan or programme, and the way those objectives and any environmental considerations have been taken into	<b>Chapter 5:</b> Review of Relevant Plans, Programmes, Policies

Requirement of SEA Directive (Article 5(1) Annex I)	Section of Environmental Report
account during its preparation.	
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	<b>Chapter 9: Assessment</b>
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme, or modification to a plan or programme.	<b>Chapter 10: Mitigation and Monitoring</b>
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	<b>Chapter 8: Alternatives</b>
A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan or programme, or modification to a plan or programme	<b>Chapter 10: Mitigation and Monitoring</b>
A non-technical summary of the information provided under the above headings	<b>Chapter 1: Non-Technical Summary</b>

## 1.4 REVIEW OF RELEVANT PLANS, POLICIES AND PROGRAMMES (CHAPTER 5)

This section of the report explains how the draft Fingal DP interacts with other relevant plans and programmes and environmental protection objectives. The discussion has focused on environmental plans/ programmes/ policy and legislation, and their relationship and influence on the draft Fingal County Development Plan 2017-2023.

In reviewing other plans, the following questions were asked:

- Does the draft Fingal DP contribute to the fulfilment of environmental protection objectives set in other plans/programmes/policy?; and
- To what degree are the environmental protection objectives set in these other plans/programmes/policy impacted by the draft Fingal DP?

A number of key plans, programmes and policies were considered from European, National, Regional and Local levels.

## 1.5 RELEVANT ASPECTS OF THE CURRENT STATE OF THE ENVIRONMENT (BASELINE) (CHAPTER 6)

This section of the Environmental Report examines the relevant significant issues of the current state of the environment in relation to biodiversity, fauna, flora, population, human health, water, soil, land use, air, climatic factors, material assets, cultural heritage, landscape and the interrelationship between these factors. The baseline has been compiled using available datasets and indicators suggested during scoping.

### 1.5.1 State of the Environment Overview – Republic of Ireland

In their 5<sup>th</sup> and most recent state of the environment review, the EPA identified four priority challenges for the environment, which, if addressed successfully, should benefit the present and future quality of Ireland’s environment. These challenges are summarised in **Table 1.4**.

**Table 1.4 – EPA Key Challenges and Relevance to draft Development Plan**

Challenge	Relationship to the Fingal Development Plan
<b>Challenge 1:</b> Valuing and Protecting our Natural Environment	The draft Fingal DP needs to consider the objectives and precepts of other existing policies, plans and programmes, such as the Habitats Directive and Water Framework Directive, to ensure that the issues addressed by these are brought forward into the overall planning process. The draft Fingal DP needs to ensure sufficient natural environment policies are included.
<b>Challenge 2:</b> Building a Resource-Efficient, Low Carbon Economy	The draft Fingal DP should: Promote climate change reduction measures, i.e. through waste reduction, renewable energy and sustainable practices. Take account of potential climate change impacts when developing policies and objectives to ensure that the draft Fingal DP does not contribute to the impact of climate change. In addition the draft Fingal DP should consider the impacts of climate change when applying land use zonings to areas that are vulnerable to these impacts e.g. flooding.
<b>Challenge 3:</b> Implementing Environmental Legislation	The draft Fingal DP needs to consider the requirements of national and local level legislation in developing policies and objectives as well as EU and international obligations. Consideration with respect to enforcement should also be given in preparation of the draft Fingal DP.
<b>Challenge 4:</b> Putting the Environment at the Centre of Our Decision Making	The draft Fingal DP needs to ensure that there is buy-in from all levels of society and that the environment is at the centre of decision making. Consideration of the objectives of other existing policies, plans and programmes at a national, regional and local level will aid in addressing the challenge of reversing environmental degradation.

The existing environmental pressures in Fingal County are also considered in detail in Chapter 6 (**Table 1.5**).

**Table 1.5 – Existing Environmental Pressures in Fingal**

Issue Area	Existing Environmental Pressures
<b>Environmental Characteristics and Problems</b>	<p>The unprecedented population and economic growth over the past number of years has put pressure on habitats and species within Fingal due to urban expansion, housing and building in general, tourism and recreation and infrastructure provision. Urban expansion has put pressure on greenfield sites which has led to habitat fragmentation, thus impacting negatively on biodiversity within Fingal. As the population of the region increases, the demands made on the coastline, its habitats and waters will grow. It is important that the coastal zone, together with its associated ecological networks, is managed and developed in a way that protects and enhances its natural heritage and landscape. The impact of predicted sea level rise due to climate change needs to be considered in the draft Fingal DP.</p> <p>A particular pressure on Fingal’s coastline will come from the future development of ports, harbours and marinas. Port services serve important economic, leisure and social purposes and are accompanied by ancillary land uses, business, road and rail access, all of which have the potential to impact on biodiversity if developed on greenfield sites.</p>

Issue Area	Existing Environmental Pressures
<b>Population and Human Health</b>	Fingal has experienced an increase in population across almost all age brackets however the patterns indicate a particular increase in young families with children. Currently, approximately one fifth of Dublin's population resides in Fingal, with the population expected to grow and will likely rise to over 303,000 by 2016. It is one of the fastest growing counties with key issues including: the provision of housing to meet targets, preferably along public transport routes; maintenance of both cultural and natural heritage resources; provision of high quality public transport and connectivity; wastewater treatment provision and unemployment. The agricultural industry plays a significant role in rural Fingal so emphasis must be based on its continued survival. Delivering sufficient affordable housing in existing villages and managing the impact of rural homes are also significant challenges.
<b>Soils and Geology</b>	Development on greenfield sites is a significant issue facing the soil resource within Fingal. Development restricts the agricultural potential of soil and also has the potential to contaminate soils. This decreases the sustainable production of food within proximity to urban areas. Further, greenfield development involves the building upon and therefore sealing off of soil, which in itself presents an environmental pressure. The presence of large quarrying operations in Fingal is another existing pressure, resulting in the extraction and removal of significant quantities of non-renewable soils, and allowing for pollution to access groundwater where these activities are not carried out using best practice. Erosion can result from construction works and agriculture/forestry leading to negative impacts on water quality and fisheries resources.
<b>Water</b>	A range of activities occurring in the Eastern River Basin District (ERBD) have been identified which are putting pressure on water quality. The vast majority of surface waters and coastal waters and half of the ground waters underlying the Development Plan area are at significant risk of failing to achieve the WFD objective of good status by 2015; however Fingal County Council has applied for derogation in some instances until 2021 or 2027. The pressures which have been identified by the ERBD in the characterisation of the water bodies within and surrounding the Plan area include diffuse source pressures with particular relevance for agriculture in Fingal; morphological pressures, including intensive land use, coastal defences, built structures - port tonnage and an urban or industrial shoreline; and, sources such as combined sewer and treatment plant overflows and wastewater treatment plants as many plants are operating outside of their plant design population equivalent. Climate change and flood risk are also a challenge for Fingal County.
<b>Air and Noise</b>	Monitoring by the EPA has indicated that air pollution elements of concern are those related to traffic emissions, while the Noise Mapping as part of the Dublin Agglomeration Draft Action Plan indicated that traffic congestion and movement were the issues of concern regarding noise pollution. Increased private transport movements are a significant concern within the County. The challenge for Fingal will be to encourage the use of clean and renewable technologies as far as possible before this becomes a problem, as well as encouraging a modal shift to other forms of transport other than private car such as walking, cycling and public transport. Increased amounts of private transport movements are a significant concern within the County. Large amounts of travel take place within and through the county, due to its location on the routes into and out of Dublin City centre and Dublin Airport. Within Fingal, key sources of noise include the M50, M1 and Dublin Airport. Fingal is currently implementing the objectives of the Dublin Agglomeration Noise Action Plan 2013-2018 on a phased basis with the goal to avoid, prevent and reduce the long-term effects of environmental noise exposure.
<b>Climatic Factors</b>	Some of the likely potential impacts of climate change for Fingal have been identified as:- <ul style="list-style-type: none"> <li>▪ Increased likelihood and magnitude of precipitation levels and flooding events;</li> <li>▪ Disruption to urban infrastructure due to flooding;</li> <li>▪ Increased sea levels and loss of coastal land;</li> <li>▪ Potential residential and commercial water shortages; and</li> </ul>

Issue Area	Existing Environmental Pressures
<b>Material Assets</b>	<ul style="list-style-type: none"> <li>▪ Increased vulnerability for at-risk sections of society due to changing demographic and hazards.</li> </ul> <p>The fishing, agricultural and horticultural industries must be protected, managed and developed sustainably within Fingal County. Transport pressures can also arise through use of HGVs to transport industrial produce.</p> <p>The continued development of the airport is an existing environmental pressure on the Fingal area and it is recognised that noise generated by the airport can be a pressure on proximal communities. Increases in traffic as a result of development at the airport may result in pressures on air quality and climatic impacts.</p> <p>Proposed infrastructure and new developments have the potential to impact on land use. The preservation of route option corridors in the face of development pressures is also a challenge.</p> <p>Waste issues related to the entire Eastern-Midlands Region as well as Fingal include:-</p> <ul style="list-style-type: none"> <li>▪ The assessment of historic and unregulated legacy landfill/illegal dump sites;</li> <li>▪ Lack of a third or fourth bin in some areas which would allow for better segregation of waste;</li> <li>▪ Illegal waste storage and non-compliant businesses (regionally and nationally);</li> <li>▪ Inconsistencies in the classification and thus inappropriate disposal of construction and demolition waste as mixed or municipal waste, given the significant potential for recycling this material; and</li> <li>▪ Current over-reliance on the export of residual waste streams abroad for processing and recovery.</li> </ul>
<b>Cultural Heritage</b>	<p>The accommodation of large-scale development in Fingal has the potential to cumulatively impact upon the cultural heritage of the area. The downturn in the economy led to a reduction in the maintenance of the historic building stock and also a reduction in the government grant aid for restoration or conservation, resulting in increased vacancy rates, deterioration and dereliction of historic properties. Fingal now faces the challenge of conserving reusing and restoring such historic properties as part of the urban revival. The production of conservation plans for public and private properties is encouraged by Fingal County Council to establish the importance of certain sites and to avoid any detrimental impact from an increase in the pace of development. It is also vital to conserve demesne landscapes and parks (e.g. Newbridge House and grounds and Malahide Castle and grounds) in the long term through on-going maintenance and tree management.</p> <p>Encouraging and facilitating the accommodation of growth on brownfield sites will contribute to mitigating a number of the adverse impacts associated with greenfield development. However, brownfield development has the potential to significantly and adversely impact upon cultural heritage – both archaeological and architectural – if mitigation measures are not included, where required.</p>
<b>Landscape</b>	<p>A problem with regard to the environmental component of landscape is the cumulative visual impact that occurs as a result of developments, such as one off houses. Such developments, which individually often do not have significant adverse impacts, have the potential to cumulatively impact upon sensitive landscapes. This is particularly applicable to the uplands in North Fingal. The creation of precedents by, for example, the granting of telecom masts, is a landscape issue.</p> <p>Given the height of the ridgelines in the uplands of north Fingal relative to the surrounding countryside it is likely to be difficult to locate any built development in these areas without it becoming unduly obtrusive.</p> <p>Fingal County has a long coastline, approximately 60km, and is an area of high landscape quality, natural heritage and amenity value. The coast is increasingly important for a range of recreational activities (e.g. sailing) and for its amenities (e.g. beaches and marinas). Much of this coastline is low-lying and consists of soft substrate (e.g. dune systems which are important habitats) and beaches which are vulnerable to erosion. Currently, coastal</p>

Issue Area	Existing Environmental Pressures
	erosion is a major issue in areas such as Portrane and Rush.

### 1.5.2 Interrelationships

In accordance with the SEA Directive, the interrelationship between the SEA environmental topics must be taken into account (Table 1.6). The key interrelationships identified in this SEA are set out below. Of particular note is the primary relationship between water quality and biodiversity, flora and fauna and human health. Flora and fauna, rely directly on the aquatic environment as a habitat. The quality of this habitat has a direct relationship to the quality of foodstuffs (e.g. fish and shellfish) and its impact on human health. Water is also used for leisure and recreational purposes, providing a material asset both for local populations and as a part of the tourism economy.

Table 1.6 – Interrelationships

Population / Human Health	✓									
Soil	✓	✓								
Water	✓	✓	✓							
Noise	✓	✓	X	X						
Air	✓	✓	✓	✓	X					
Climatic Factors	✓	✓	✓	✓	X	✓				
Material Assets	✓	✓	✓	✓	✓	✓	✓			
Cultural Heritage	✓	✓	✓	✓	✓	✓	✓	✓		
Landscape	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Biodiversity Flora, Fauna	Population / Human Health	Soil	Water	Noise	Air	Climatic Factors	Material Assets	Cultural Heritage	

✓ = interrelationship Anticipated      X = no interrelationship anticipated

### 1.5.3 Evolution of the baseline in the absence of the Fingal DP

The Fingal DP is aimed at ensuring proper planning in Fingal County. In the absence of the Fingal DP pressures such as insufficient wastewater treatment, on-site wastewater treatment systems, fringe and ribbon development and loss of quality agricultural land would continue to impact on water quality, perpetuating the indirect impacts associated with these on biodiversity, water quality, air quality, etc. For instance, ribbon development and sprawl will result in residential development, which cannot be adequately serviced by sustainable transport or efficient wastewater treatment with negative impacts for air quality, water quality, human health and biodiversity.

## 1.6 STRATEGIC ENVIRONMENTAL OBJECTIVES, TARGETS AND INDICATORS (CHAPTER 7)

There are essentially three types of Objectives considered as part of this SEA. The first relates to the objectives of the draft Fingal DP and the second relates to wider Environmental Objectives, i.e. environmental protection objectives at a national, European and international level, and finally there are the Strategic Environmental Objectives (SEOs), which were devised to test the effects of the draft Fingal DP on the wider environment.

The SEOs are based on the current understanding of the key environmental issues having regard to the environmental protection objectives outlined in **Chapter 5**. A draft set of objectives was included in the SEA Scoping Report prepared for the draft Fingal DP which underwent statutory consultation in July of 2015. The objectives have been updated prior to the assessment based on feedback from statutory consultees during the scoping workshop and response to the scoping document.

**Table 1.7 – Strategic Environmental Objectives**

Strategic Environmental Objectives	Objective Overview
<b>Objective 1: Biodiversity Flora and Fauna (BFF)</b>	Preserve, protect, maintain and where appropriate restore the terrestrial, aquatic and soil biodiversity, including EU and nationally designated sites and protected species.
<b>Objective 2: Population (P)</b>	Provide high quality residential, working and recreational environments with access to sustainable transport options.
<b>Objective 3: Human Health (HH)</b>	Protect human health.
<b>Objective 4: Soil and Land Use (SL)</b>	Safeguard the soil resources within Fingal in recognition of the strong agricultural and horticultural base.
<b>Objective 5: Water (W)</b>	Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater, in compliance with the requirements of the Water Framework Directive objectives and measures.
<b>Objective 6: Air (A)</b>	Minimise emissions of pollutants to air associated with transport.
<b>Objective 7: Climatic Factors (CF)</b>	Minimise contribution to climate change by adopting adaptation and mitigation measures.
<b>Objective 8: Cultural Heritage (CH)</b>	Protect places, features, buildings and landscapes of cultural, archaeological and/ or architectural heritage from impact as a result of development in Fingal.
<b>Objective 9: Material Assets (MA)</b>	Make best use of existing infrastructure and promote the sustainable development of new infrastructure to meet the needs of Fingal's population.
<b>Objective 10: Landscape (L)</b>	Protect and maintain the special qualities of the landscape character including coastal character within Fingal.

The overall purpose of environmental indicators in the SEA is to provide a way of measuring the environmental effect of implementing the Fingal DP. Environmental indicators are also used to track the progress in achieving the targets set in the SEA as well as the Fingal DP itself. Targets were

considered over the duration of the baseline data collection and assessment, and throughout the consultation process, in order to meet the SEOs as well as the objectives of the Fingal DP.

## 1.7 ALTERNATIVES (CHAPTER 8)

The consideration of Development Plan alternatives is a real-world exercise that recognises that the plan must work within an existing context of National and Regional Strategic Plans, climate change, and an Irish and European legislative framework that has sustainable development at its core. It is not an ‘*open-book*’ exercise, where every conceivable option/alternative is examined. Therefore, in selecting realistic alternatives that could be evaluated, ‘*no development*’ was considered an unreasonable alternative, as it is unlikely to be delivered and would not reflect the statutory and operational requirements of the Fingal DP.

The development of the alternatives for the Fingal DP included a series of workshops between the SEA team, the Development Plan team of Fingal County Council, as well as various Departments of Fingal County Council, where the main strategic issues facing the County of Fingal and potential development options/scenarios were discussed. An additional meeting with stakeholders (including Irish Water and the National Transport Agency) was also held.

For the purposes of the Fingal DP, three possible realistic alternatives have been identified based on the overall strategy of gaining maximum benefit from existing assets, such as public transport, social and green infrastructure. The Fingal DP must consider some key issues arising from the RPGs such as where or how development should occur within the metropolitan area, how development can occur along corridors within the settlement hierarchy, and how infrastructure delivery may affect the capacity to deliver growth in particular locations.

**Table 1.8** outlines the alternatives for realising the objectives of the Fingal DP. They have been developed through a series of discussions between the Development Plan team and the SEA team as well as taking on board comments from statutory bodies.

**Table 1.8 – Alternatives for realising the objectives of the Fingal DP**

Alternative	Alternative considered for Fingal DP
<b>Alternative 1</b>	Development concentrated around settlement hierarchy favouring high density expansion in areas nearest to existing and/or planned public transport corridors/nodes.
<b>Alternative 2</b>	Development promoted in accordance with the settlement hierarchy favouring expansion in areas nearest to available water services infrastructure capacity.
<b>Alternative 3</b>	Preservation of the Greenbelt and natural heritage (including protection of horticulture/agricultural resource) through focusing development on existing settlements.

All three alternatives have common elements, such as the desire to achieve the 85:15 population split between the metropolitan and hinterland areas. They focus on the alternative means of achieving the aims of the Fingal DP.

The objective of choosing a preferred alternative is to maximise the investment in existing and planned infrastructure within the limited land resources; by better integrating land-use, transportation and water services having regard to the core issues of climate change and proper planning and sustainable development. The preferred alternative is therefore summarised as follows:

*Consolidation of development within existing settlements, to preserve the greenbelt, favouring high density expansion in areas nearest to existing and or planned public transport corridors/nodes and in areas nearest to available/planned improvements to water services infrastructure capacity.*

## 1.8 ASSESSMENT (CHAPTER 9)

The purpose of this section of the Environmental Report is to evaluate as far as possible the environmental effects of the draft Fingal DP policies and objectives and to set out measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects on the environment. The approach used for assessing the policies/objectives for the draft Fingal DP was an objectives-led assessment using assessment matrices in line with current best practise for SEA of land use plans in Ireland.

The chapter includes a discussion of the main likely significant impacts (positive and negative, direct and indirect, cumulative and synergistic, which are anticipated from implementation of the policies and objectives contained within the draft Fingal DP.

## 1.9 MITIGATION AND MONITORING (CHAPTER 10)

### 1.9.1 Mitigation

Annex 1(g) of the SEA Directive requires that the Environmental Report describes the measures envisaged to prevent, reduce and/or offset as fully as possible any significant adverse effects on the environment from implementation of the draft Fingal DP.

The key recommendations and mitigation measures arising from the SEA and AA are outlined in **Tables 10.1** and **10.2**. These tables provide a comprehensive overview of the new objectives/policies suggested by the SEA/ AA teams and also the alterations to existing policies/ objectives. The first and second columns provide details for referencing the policy/ objectives requiring mitigation. The third column provides an overview of the policy/ objective in question and the fourth column provides the recommendations from the SEA/ AA team relating to either inclusion of a new policy/ objective or additional text to be included within the existing policy/ objective. The final column in **Table 10.1** outlines if these recommendations are included in the draft Fingal DP and outlines the new wording, if relevant, for the objective/ policy. For **Table 10.2** the final column is the agreed mitigation for the Appropriate Assessment.

The key changes related to protection of the natural environment from economic and infrastructural development along with alterations to the policies to ensure that objectives aligned with current climate change mitigation and adaptation measures.

The key recommendations and conclusions arising from the Strategic Flood Risk Assessment (SFRA) are outlined in **Chapter 10**.

## 1.9.2 Monitoring

Member States are required to monitor the significant environmental effects of the implementation of plans so that any unforeseen adverse effects can be identified appropriate action taken. The primary purpose of monitoring is to cross-check significant environmental effects which arise during the implementation stage against those predicted during the Fingal DP preparation stage. A monitoring programme is developed based on the indicators selected to track progress towards reaching the targets paired with each SEO, thereby enabling positive and negative impacts on the environment to be measured. The environmental indicators have been developed to show changes that would be attributable to implementation of the draft Fingal DP.

Monitoring will focus on aspects of the environment that are likely to be significantly impacted by the draft Fingal DP. Where possible, indicators have been chosen based on the availability of the necessary information and the degree to which the data will allow the target to be linked directly with the implementation of the draft Fingal DP. The monitoring programme is outlined in **Table 10.3** of the Environmental Report.

## 1.10 CHANGES TO THE FINGAL DEVELOPMENT PLAN THROUGH COUNCILLOR MOTIONS (CHAPTER 11)

The development of the draft Fingal Development Plan 2017-2023 involved two phases. The first phase required the preparation of the Chief Executive's draft Fingal Development Plan [4th December 2015] by Fingal's Strategic Planning Unit. The Councillors then reviewed the Chief Executive's draft Fingal Development Plan and submitted 528 motions for consideration at a series of Council meetings during January and February 2016. As a result of these meetings some changes were made which were then incorporated into the final draft Fingal Development Plan. Detailed minutes were undertaken at these Council meetings to note the outcome of each of the motions and Chief Executive's amendments and to note any changes which were agreed. RPS Environmental team reviewed all of the motions submitted in light of the potential for significant environmental effects arising from their inclusion in the draft Fingal Development Plan (DP) 2017-2023.

Chapters 2-10 of the SEA Environmental Report comprise an assessment of the Chief Executive's draft Fingal DP [4th December 2015], while Chapter 11 provides a detailed assessment of the changes undertaken in light of the changes made on foot of the Council meetings held from 15<sup>th</sup> January – 5<sup>th</sup> February 2016. Appendix A of the SEA Environmental Report is relevant to both the Chief Executive's draft Fingal DP and the Final draft Fingal DP, while Appendix B is solely related to the Chief Executive's draft Fingal DP [4th December 2015].

**Table 11.1** within chapter 11 of the Environmental Report provides a detailed overview of the motions with the potential for likely significant effects. The Managers Recommendations were agreed for a significant number of the motions and in relation to the maps on the draft Fingal Development Plan a large number of motions were withdrawn.

## 1.11 NEXT STEPS (CHAPTER 12)

There is still some important work to complete before the Fingal DP can be adopted. The next step in the SEA/ AA and Fingal DP process will be a public consultation period. During this time public

comment on the findings of the SEA Environmental Report, the AA Screening Report, the Natura Impact Report and the content of the Fingal DP may be submitted for consideration.

Following the consultation period the submissions received will be recorded and assessed by the Fingal DP team and the comments taken onboard. As appropriate, changes may be made to the Fingal DP in light of the comments received.

On adoption of the Fingal DP [2017-2023] an SEA Statement will be produced which will provide information on the decision-making process and to document how environmental considerations, the views of consultees and the recommendations of the SEA Environmental Report have been taken into account in the Fingal DP.

## 2 INTRODUCTION

This Environmental Report has been prepared as part of the Strategic Environmental Assessment (SEA) of the draft Fingal Development Plan 2017 – 2023 (hereafter referred to as the draft Fingal DP) in accordance with national and EU legislation. It sets out how the SEA has been undertaken and presents the findings of the assessment of the policies, objectives and land use zonings contained in the draft Fingal DP as well as reasonable alternatives.

The purpose of this Environmental Report is to:

- Inform the development of the draft Fingal DP;
- Identify describe and evaluate the likely significant effects of the draft Fingal DP and its reasonable alternatives; and
- Provide an early opportunity for the statutory authorities and the public to offer views on any aspect of this Environmental Report, through consultation.

This Environmental Report complies with the requirements of the Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive). It has been transposed into national legislation in Ireland by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004). Both pieces of legislation were amended in 2011 under S.I. 200/2011 and S.I. 201/2011. These regulations are a statutory requirement for plans or programmes which could have significant environmental effects, and the assessment process aims to identify where there are potential effects and how any negative effects might be mitigated.

### 2.1 FINGAL DEVELOPMENT PLAN 2017-2023

Fingal County Council is currently preparing a draft Fingal Development Plan 2017 – 2023 to replace the existing Fingal Development Plan, which expires in 2017. The draft Fingal DP is being prepared under the provisions of the Planning and Development Acts 2000-2014 to develop and improve in a sustainable manner the environmental, social, economic and cultural assets of the county. The boundary of the administrative area of Fingal and the main population centres are shown in **Figure 2.1**.

The development of the draft Fingal Development Plan 2017-2023 involved two phases. The first phase required the preparation of the Chief Executive's draft Fingal Development Plan [4th December 2015] by Fingal's Strategic Planning Unit. The Councillors then reviewed the Chief Executive's draft Fingal Development Plan and submitted 528 motions for consideration at a series of Council meetings during January and February 2016. As a result of these meetings some changes were made which were then incorporated into the final draft Fingal Development Plan. Detailed minutes were undertaken at these Council meetings to note the outcome of each of the motions and Chief Executive's amendments and to note any changes which were agreed. RPS Environmental team reviewed all of the motions submitted in light of the potential for significant environmental effects arising from their inclusion in the draft Fingal Development Plan (DP) 2017-2023.

Chapters 2-10 of the SEA Environmental Report comprise an assessment of the Chief Executive's draft Fingal DP [4th December 2015], while Chapter 11 provides a detailed assessment of the changes undertaken in light of the changes made on foot of the Council meetings held from 15<sup>th</sup> January – 5<sup>th</sup> February 2016. Appendix A of the SEA Environmental Report is relevant to both the Chief Executive's draft Fingal DP and the Final draft Fingal DP, while Appendix B is solely related to the Chief Executive's draft Fingal DP [4th December 2015].

The draft Fingal DP will provide a blueprint for the development of Fingal for the period 2017 – 2023 and will be underpinned by the principles of sustainable development, climate change mitigation and adaptation, social inclusion, high quality design and resilience. These strands will permeate the draft Fingal DP at every level and will be considered when framing each policy.

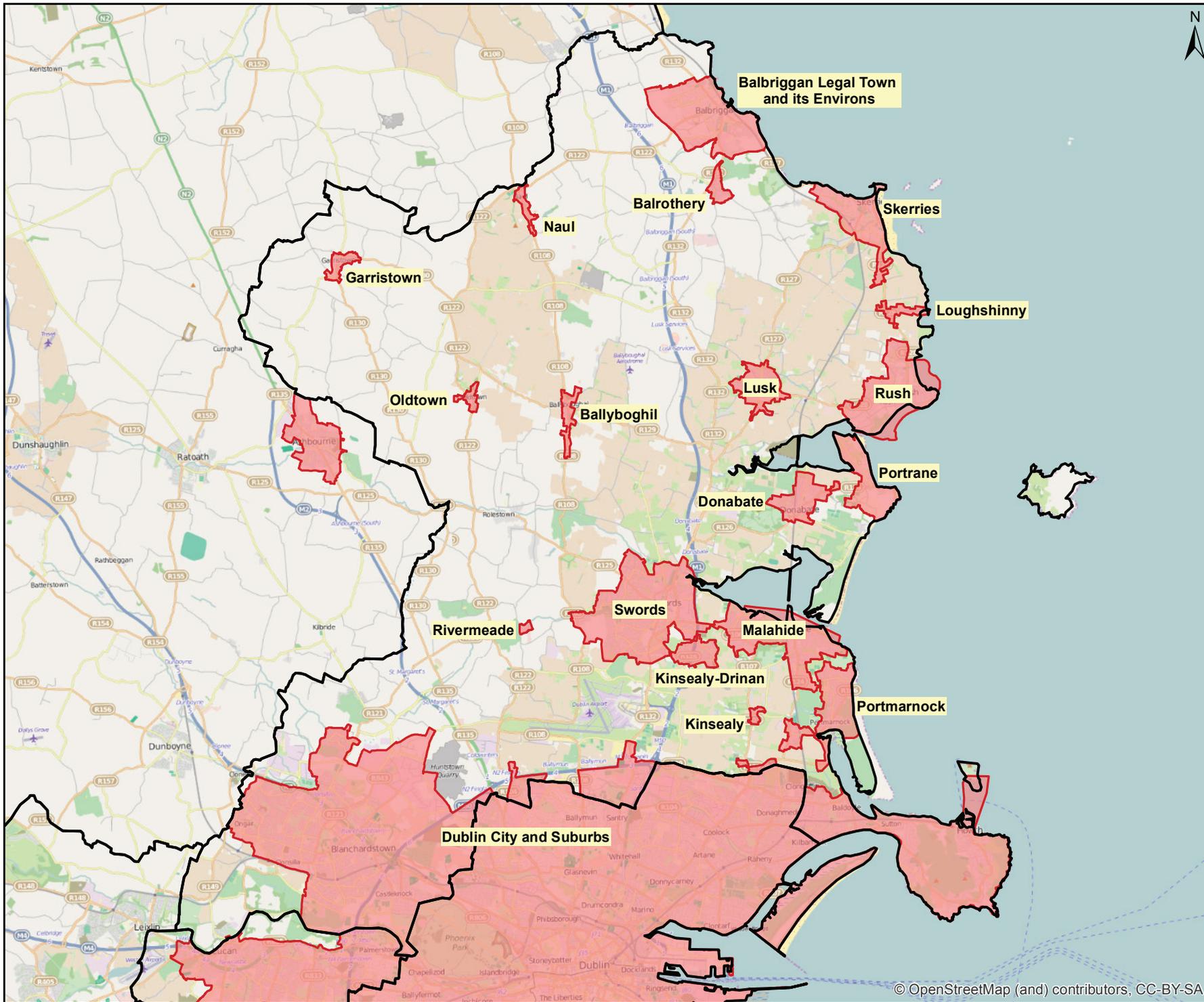
**Sustainable Development** – The concept of sustainable development can be defined as *'development that meets the needs of today without compromising the ability of future generations to meet their own needs'*. An important element of the sustainable development thread in the draft Fingal DP is the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). These environmental assessments are required under legislation and seek to provide for a high level of protection of the environment. The draft Fingal DP will adopt the principle of sustainable development by promoting and encouraging the integration of economic, environmental, social and cultural issues into local policies and programmes.

**Climate Change** – CO<sub>2</sub> emissions from the combustion of fossil fuels is recognised as the greatest contributor to climate change. The effects of climate change include rising sea levels, flooding and drought. National targets are to cut emissions by at least 20% by 2020 and 2030 targets are currently under review. The main areas where reduction in emissions can be achieved are energy, planning, transport, waste management and biodiversity.

**Social Inclusion** – Social inclusion affects the well-being of individuals, families, social groups and communities. Creating a more socially inclusive society by alleviating social exclusion, poverty and deprivation is a major challenge. Steps towards achieving a more socially inclusive society include the provision of community infrastructure and improving access to information and resources. The draft Fingal DP will seek to increase social inclusion at both the preparation and operational stages.

**High Quality Design** – Good design adds quality to the places we live, work and enjoy as well as contributing to making places more attractive to those planning to set up business. Ensuring high quality design adds value to our towns, villages and countryside and improves our quality of life. High quality design will be promoted by encouraging its integration into every aspect of the draft Fingal DP.

**Resilience** – It is a principle that underpins the draft Fingal DP and is described as *"the ability of a system, community or society exposed to hazards to resist, absorb, accommodate to and recover from the effects of a hazard in a timely and efficient manner, including through the preservation and restoration of its essential basic structures and functions"*. The key concept of resilience underpins the Fingal DP and is built into the strategic policies and recommendations of each of the four cross cutting themes.



**Legend**

-  Fingal Administrative Area Boundary
-  CSO Settlement Envelope

Notes: Data source: Central Statistics Office (CSO) 2011



Client



Fingal County Council  
Comhairle Contae Fhine Gall

Project **SEA & AA of the Fingal Development Plan [2017-2023]**

Title **Fingal Administrative Boundary & Main Population Centres**  
**Figure 2.1**



West Pier Business Campus,  
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Issue Details	
Drawn By: NON	Project No. MDE1205
Checked By: EO	File Ref: MDE1205Arc0002A01
Approved By: EO	Projection: ITM (IRENET95)
Scale: 1:175,000 @ A4	Date: 02/11/2015

NOTE: 1. This drawing is the property of RPS Group Ltd. It is a confidential document and must not be copied, used, or its contents divulged without prior written consent.  
2. All levels are referred to Ordnance Datum, Malin Head.  
3. Ordnance Survey Ireland License EN 000915  
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## 2.2 STRATEGIC ENVIRONMENTAL ASSESSMENT

SEA is a process for evaluating, at the earliest appropriate stage, the environmental quality and consequences of plan or programme initiatives by statutory bodies. The purpose is to ensure that the environmental consequences of plans and programmes are assessed both during their preparation and prior to adoption. The SEA process also gives interested parties an opportunity to comment on the environmental impacts of the proposed plan or programme and to be kept informed during the decision-making process. The SEA process of the draft Fingal DP is in line with S.I. 436 of 2004, as amended and is comprised of a number of steps which are outlined in **Figure 2.2**.

**Figure 2-2 - SEA Process**



## 2.3 SEA GUIDANCE

The following principal sources of guidance have been used during the preparation of this Environmental Report:

- SEA Spatial Information Sources, May 2015, Environmental Protection Agency.
- SEA Scoping Guidance Document, 2015, Environmental Protection Agency.
- Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note, 2015, Environmental Protection Agency.
- Developing and Assessing Alternatives in Strategic Environmental Assessment - Good Practice Guidance, 2015, Environmental Protection Agency.
- Integrated Biodiversity Impact Assessment – Streamlining AA, SEA and EIA Processes: Practitioners Manual. EPA Strive Programme 2007-2013. Strive Report Series No. 106.
- Strategic Environmental Assessment (SEA) Pack, 2013, Environmental Protection Agency.

- Environmental Protection Agency, 2012, Review of Strategic Environmental Assessment Effectiveness in Ireland.
- GISEA Manual – Consultation Draft. April 2009. Environmental Protection Agency.
- Strategic Environmental Assessment (SEA) Checklist – Consultation Draft. January 2008. Environmental Protection Agency.
- Implementation of SEA Directive (2001/42/EC). Assessment of the Effects of Certain Plans and Programmes on the Environment. Guidelines for Local Authorities and Regional Planning Authorities. November 2004. Department of Environment, Heritage and Local Government.
- Development of Strategic Environmental Assessment (SEA) Methodologies for Plans and Programmes in Ireland. Synthesis Report. 2003. Environmental Protection Agency.

The Department of the Environment, Community and Local Government have issued a number of relevant circulars in relation to SEA which will have relevance for the environmental assessment of the draft Fingal DP and have been taken into account during the preparation of this Environmental Report. These circulars are as follows:

- PSSP 6/2011: 'Further Transposition of the EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA)'; and
- Circular PL 9 of 2013: 'Article 8 (Decision Making) of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA) as amended'.

## 3 CONTENTS AND MAIN AIMS OF THE PLAN

### 3.1 INTRODUCTION

This chapter provides an overview of the draft Fingal DP, its key aims and strategic policy which have been subject to the SEA and AA process as documented in this Environmental Report. Therefore the draft Fingal DP as presented in this chapter is the finalised version for public consultation.

### 3.2 CONTENT OF THE DEVELOPMENT PLAN

The draft Fingal DP contains the following information as outlined in **Table 3.1**.

**Table 3.1 – Content of Development Plan**

Written Statement of Development Plan	Content
Chapter 1: Introduction & Strategic Context	Introduction to the Fingal DP and overview of the process along with key legislative requirements. It includes the strategic vision, main aims and strategic policy.
Chapter 2: Settlement & Core Strategy	Details on the core strategy which provides the details in relation to the amount of land required to meet the housing and population targets. Strategic overview of how the towns and villages will develop over the lifetime of the Final DP.
Chapter 3 Placemaking	Provides details on placemaking, which encompasses a multi-faceted approach to planning, design and management.
Chapter 4: Urban Fingal	Provides a description and development strategy with associated specific objectives for the individual settlements including large towns and urban areas that make up urban Fingal.
Chapter 5: Rural Fingal	Provides the Rural Settlement Strategy which guides and promotes the formation of the rural community by providing a strategic approach to villages and settlements.
Chapter 6: Economic Development	Outlines the economic vision for Fingal through policies across a range of business and industry sectors.
Chapter 7: Infrastructure & Movement	Outlines the transportation strategy for Fingal including roads, rail, (Metro) cycleways, walkways and the Dublin airport. It also outlines the strategy for water services, renewable energy, information and communication technologies and waste management.
Chapter 8: Green Infrastructure	Outlines the approach to green infrastructure within Fingal under five themes. It also identifies and maps the key elements of the County's strategic green infrastructure.
Chapter 9: Natural Heritage	Outlines how Fingal recognises the importance of its natural heritage and how it will be protected and enhanced.
Chapter 10: Cultural Heritage	Outlines how Fingal recognises the importance of identifying, valuing and safeguarding the archaeological and architectural heritage for future generations.
Chapter 11: Land Use Zoning	Provides details on the land use zonings within Fingal.

Written Statement of Development Plan	Content
Chapter 12: Development Management Standards	Outline of standards to be adhered through development practices in order to inter alia prevent pollution and contamination of water, soil or air.

### 3.3 MAIN AIMS OF THE DEVELOPMENT PLAN

The draft Fingal Development Plan 2017- 2023 aims to:

- Plan for and support the sustainable long-term development of Fingal as an integrated network of vibrant socially and economically successful urban settlements and rural communities, strategic green belts and open countryside, supporting and contributing to the economic development of the Country and the Dublin City Region.
- Provide for the future well-being of the residents of the Country by:
  - Supporting economic activity and increasing employment opportunities;
  - Protecting and improving the quality of the built and natural environments;
  - Ensuring the provision of adequate housing, necessary infrastructure and community facilities;
  - Promoting and improving quality of life and public health; and
  - Building on the progress made in the County following the conclusion of the previous development plan.
- Incorporate sustainable development, climate change mitigation and adaptation, social inclusion and high quality design and the principle of resilience as fundamental values, crossing and underpinning the draft Fingal DP.
- Promote an appropriate balance of development across the County, by developing a hierarchy of high quality, vibrant urban centres and clearly delineated areas of growth, and favouring expansion in areas nearest to existing or planned public transport nodes.
- Ensure an adequate supply of zoned lands to meet forecasted and anticipated economic and social needs, while avoiding an oversupply which would lead to fragmented development, dissipated infrastructural provision and urban sprawl.
- Foster the development of socially and economically balanced sustainable communities.
- Facilitate the actions and implementation of the Local Economic and Community Plan, as appropriate.
- Facilitate the potential for growth in tourism by implementing the Fingal Tourism Strategy 2015-2018, as appropriate.
- Continue to influence regional and national planning and development policies in the interest of the County.
- Co-operate with the Eastern and Midland Regional Assembly, Local Authorities and other stakeholders in meeting the needs and development requirements of the County and the Greater Dublin Area (GDA) in accordance with the National Spatial Strategy (NSS) and the Regional Planning Guidelines (RPGs) for the GDA and any successor policy documents.
- Provide and facilitate sustainable development proposals and encourage innovation, balanced against any potential negative impact on the environment and communities.

### 3.4 STRATEGIC POLICY

The Strategic Policy will deliver on the main aims by seeking to:

- Promote sustainable development by providing for the integration of economic, environmental, social and cultural issues into the Development Plan policies and objectives, utilising to that end the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes.
- Minimise the impact of the County's contribution to climate change, and adapt to the effects of climate change, with particular reference to the areas of land use, energy, transport, water resources, flooding, waste management and biodiversity, and maximising the provision of green infrastructure including the provision of trees and soft landscaping solutions.
- Contribute to the creation of a more socially inclusive, equal and culturally diverse society by providing for appropriate community infrastructure, quality public realm and improving access to information and resources. Seek new innovative ways of enhancing social inclusion and ensure the Plan can facilitate initiatives arising from the Social Inclusion and Community Activation Programme (SICAP), where appropriate.
- Add quality to the places where Fingal's people live, work and recreate by integrating high quality design into every aspect of the Plan promoting adaptable residential buildings and ensuring developments contribute to a positive sense of place and local distinctiveness of an area.
- Promote and facilitate the long-term consolidation and growth of the County town of Swords generally as provided for in the Swords Strategic Vision 2035.
- Consolidate the growth of the major centres of Blancharstown and Balbriggan largely within their previously identified limits by encouraging infill rather than greenfield development and by intensification at appropriately identified locations.
- Consolidate the development and protect the unique identifies of the settlements of Howth, Sutton, Baldoyle, Portmarnock, Malahide, Donabate, Lusk, Rush and Skerries.
- Develop a strategy to promote and deliver an enhanced identity and link with Fingal for the wider communities of Santry, Ballymun, Meakstown/Charlestown, Finglas and Lanesborough and define them beyond the existing named South Fingal Fringe Settlement.
- Promote the vibrancy of town centres by providing for a mix of uses within these areas, including cultural and community uses and upper floor residential, as appropriate.
- Safeguard the current and future operational, safety and technical requirements of Dublin Airport and provide for its ongoing development (incl. the second runway and potential commercial opportunities) within a sustainable development of framework. The framework shall take account of any potential impact on local communities and shall have regard to any wider environmental issues.
- Promote enterprise and employment throughout the Country, including the Metro North Economic Corridor and Blanchardstown and work with the other Dublin Local Authorities to promote the Dublin City Region as an engine for economic growth for the Region and the County.
- Protect, maintain and enhance the natural and built heritage of the County.
- Safeguard the 'green agricultural' identity of North Fingal, promoting the rural character of the County and supporting the agricultural/horticultural production sector.
- Provide viable options for the rural community through the promotion of controlled growth of the rural villages and clusters balanced with careful restriction of residential development in the countryside, recognising the unique value of rural communities in Fingal.

- Strengthen and consolidate greenbelts around key settlements.
- Seek the development of a high quality public transport system throughout and adjoining the County, including the development of modern light rail systems integrated into the existing rail network like Metro North and Metro West, improvements to the railway infrastructure incl. the DART Expansion Programme DEP, the facilitation of QBCs and BRT systems together with enhanced facilities for walking and cycling.
- Promote, improve and develop a well-connected modern national, regional and local roads and public transport infrastructure geared to meet the needs of the County and Region and providing for all road users, prioritising walking, cycling and public transport.
- Work with Irish Water to secure the timely provision of the water supply and drainage infrastructure necessary to facilitate the sustainable development of the County and the Region.
- Secure the timely provision of other infrastructure essential to the sustainable development of the County, in particular in areas of resource and waste management, energy supply, renewable energy generation and ICT.
- Ensure the timely provision of community infrastructure including schools, recreational and sports facilities, roads, waste water treatment facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development.
- Ensure new developments have regard to the recommendations of the Flood Risk Assessment, generally avoiding development on areas liable to flooding or which would be liable to exacerbate flooding.
- Promote, drive and facilitate the transition in the future to an entirely renewable energy supply.
- Promote and maximise the benefits of quality of life, public health and biodiversity arising from implementation of policies promoting climate change adaption and mitigation.
- Encourage innovation and facilitate the development of pilot schemes that support climate change mitigation and adaption.
- Develop, in consultation with stakeholders appropriate strategies and policies to facilitate a reduction in green house and carbon emissions and development of a sustainable energy and climate change action plan for the County.

## 4 STRATEGIC ENVIRONMENTAL ASSESSMENT METHODOLOGY

### 4.1 THE STRATEGIC ENVIRONMENTAL ASSESSMENT PROCESS

The SEA Directive requires that certain plans and programmes, which are likely to have a significant impact on the environment, be subject to the SEA process as outlined in **Table 4.1**.

**Table 4.1 – SEA Stages**

SEA Step/Stage	Purpose	Status
<b>Screening</b>	The purpose of this stage of the process was to reach a decision, on whether or not an SEA of the Fingal Development Plan was required.	This stage was completed in 2015 by Fingal County Council.
<b>Scoping and statutory consultation</b>	The purpose of this stage of the process was to clarify the scope and level of detail to be considered in the environmental assessment. This was done in consultation with the defined statutory bodies for SEA in Ireland.	This stage was completed in August 2015.
<b>Environmental assessment and consultation</b>	The purpose of this stage of the process is to assess the likely significant impacts on the environment as a result of implementation of the Fingal DP and consideration of reasonable alternatives. The output from this stage of the process is an SEA Environmental Report which records this assessment. Consultation on the draft Fingal DP, Environmental Report and Appropriate Assessment are also part of this stage.	This stage was completed in September, October and November 2015 and is the subject of this report.
<b>SEA Statement</b>	The purpose of this stage of the process is to identify how environmental considerations and consultations have been integrated into the final plan culminating in the production of an SEA Statement.	To be published with adopted Fingal County Development Plan 2017-2023.

### 4.2 SCREENING PROCESS

For SEA Screening of a Development Plan there is a mandatory requirement for SEA in accordance with both Articles 2 and 3 of the SEA Directive if the Plan is: a) subject to preparation and adoption by a local authority; and b) it is prepared for land use which will set the framework for future development consent of projects listed in the EIA Directive. Furthermore, the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended require that SEA be carried out in respect of all County Development Plans.

### 4.3 SCOPING PROCESS

#### 4.3.1 Temporal and Geographic Scope

The geographical extent of the draft Fingal DP is the administrative area of Fingal County. Therefore, the geographical scope of the SEA will in the main be focused on this area; other geographical areas

which are contiguous with the Fingal County boundary may be considered depending on the impacts identified for each issue area.

The Fingal DP will cover the period from 2017 up to 2023 and will be reviewed again thereafter. In line with the SEA Directive, short, medium and long-term impacts (including reference to secondary, cumulative, synergistic, permanent and temporary, positive and negative effects) will be considered during the assessment. In relation to the assessment of length of impact, a medium-term horizon (2019) and long-term horizon (2023) have been used. Assessment of impacts in the short-term has not been carried out as it is likely to take some time for the objectives in the draft Fingal DP to be realised and the short-term therefore would represent a 'business as usual' scenario. While the review period for the Fingal DP is every six years, some of the recommendations put forward in the Fingal DP may have a longer perspective, due to economic restrictions and could take a number of years for certain aspects to be implemented and take effect.

#### **4.3.2 Scoping of the SEA Environmental Topics**

The environmental topics, in the SEA Directive that have been scoped in for the assessment of the Fingal DP following SEA scoping in consultation with the statutory consultees for the SEA are: Biodiversity, Flora and Fauna; Population; Human Health; Air Quality; Water; Soil and Landuse; Climate Factors; Material Assets; Architectural, Archaeological and Cultural Heritage and Landscape.

#### **4.3.3 Consultation Feedback**

Scoping for the SEA was carried out from 22<sup>nd</sup> June to 7th August 2015. In line with the SEA Directive, statutory consultees were consulted on the scope and level of detail of the information to be included in the Environmental Report. The relevant statutory consultees that were consulted as part of the SEA Scoping phase of the draft Fingal DP were:

- Environmental Protection Agency (EPA);
- Department of Agriculture, Food and the Marine (DAFM);
- Department of Arts, Heritage and the Gaeltacht (DAHG);
- Department of Communications, Energy and Natural Resources (DCENR);
- Department of Environment, Community and Local Government (DECLG) and
- Adjoining Planning Authorities of Meath, Kildare, Dublin City, South County Dublin and Dún Laoghaire-Rathdown.

SEA Scoping of the draft Fingal DP was carried out with these statutory environmental authorities, based on an initial draft scoping report which was provided to the statutory consultees on 22<sup>nd</sup> June 2015. A scoping workshop was subsequently held on the 22nd July at the offices of Fingal County Council and representatives from all statutory consultees were invited to attend this workshop. One statutory body, Inland Fisheries Ireland who reside within the Department of Communications, Energy and Natural Resources attended. In addition, representatives from Irish Water, the National Transport Agency and Meath County Council attended the workshop.

Following the workshop written submissions were received from the EPA, DAFM, DAHG and Irish Water. These written comments have also been taken into consideration in compiling this report along with comments made at the workshop. A summary of some of the issues raised in the submissions from statutory consultees is presented below.

- Suggestions in relation to other relevant plans, programmes & legislation that should be included in the SEA and consideration of cumulative effects;
- Suggestion of additional key issues, data and information sources for consideration in the SEA;
- Suggestion provided on potential alternatives for Fingal DP;
- Consideration to ensure commitment to the Eastern River Basin Management Plan and Programme of Measures. In addition ensure provision for the protection of surface and groundwater resources;
- Suggestion to link development proposals and population increases to the ability to provide adequate and appropriate critical service infrastructure;
- Identification of failure of a treatment plant within Fingal to meet specific standards and the issue of a national drop in compliance with waste water load;
- Request that the Fingal DP includes a commitment to consideration of the EPA code of practice on unregulated waste disposal sites and that future re-zoning and development take cognisance of the sensitivities;
- Recommendation that Strategic Environmental Objectives cover habitats within and outside designated sites as applicable;
- Focus on the promotion of water conservation and the sustainable use of water in new developments; and
- Inclusion in the Appropriate Assessment site-specific conservation objectives for designated sites.

## 4.4 ENVIRONMENTAL ASSESSMENT AND ENVIRONMENTAL REPORT

### 4.4.1 Assessment Approach

Because SEA is, as its name suggests, set at a strategic level, it is not possible for the baseline environment to be described (and assessed) in as much detail as could be done for a project-level environmental impact assessment. Instead, SEA uses a system of objectives, targets and indicators to rationalise information for the purposes of assessment.

In order to streamline the assessment process, this report has used broad themes, based on the environmental topics listed in the SEA Directive, to group large environmental data sets, e.g., human health, cultural heritage and climate. Assigned to each of these themes is at least one high-level Strategic Environmental Objective that specifies a desired direction for change, e.g. reduce CO<sub>2</sub> emissions, against which the future impacts of the draft Fingal DP can be measured. These high-level Strategic Environmental Objectives are then paired with specific targets. The progress towards achieving these specific targets is monitored using environmental indicators, which are measures of identified variables over time. The environmental assessment includes a combination of qualitative and quantitative assessment and expert judgement. **Table 4.2** outlines the type of assessment that has been carried out.

**Table 4.2 – SEA Environmental Assessment**

Environmental Assessment	Datasets
<b>Biodiversity, Flora and Fauna</b>	National, regional and local datasets are available for aspects relating to biodiversity, flora and fauna. The assessment has considered all nature conservation sites, including European sites protected under national legislation, National Parks, Refuges for Fauna etc.
<b>Population</b>	County datasets are available for population density and distribution and the potential impacts of the draft Fingal DP can be assessed relative to the available information.
<b>Human Health</b>	There is no available national or county datasets for Human Health however, this topic is often referenced in relation to indirect impacts from air quality, noise and water quality etc.
<b>Soil &amp; Land Use</b>	Datasets are available for soil and land cover resources at a county scale.
<b>Water</b>	Regional datasets are available for surface water and groundwater and issues relating to water quality can be identified.
<b>Air Quality</b>	Regional and county datasets are available for relevant air quality parameters.
<b>Climatic Factors</b>	National datasets are available for carbon emissions and greenhouse gases (GHGs).
<b>Material Assets</b>	County datasets are available for certain resources that may be affected by the Fingal DP including transport, wastewater and waste infrastructure etc.
<b>Architectural, Archaeological &amp; Cultural Heritage</b>	County datasets are available for archaeology and architectural heritage.
<b>Landscape</b>	There are county datasets available for landscape.

#### 4.4.2 SEA Environmental Report

Based on the legislation and guidance, the Environmental Report must include the information outlined in **Table 4.3**.

**Table 4.3 – Requirement of SEA Directive and Relevant Section in Environmental Report**

Requirement of SEA Directive (Article 5(1) Annex I)	Section of Environmental Report
An outline of the contents and main objectives of the plan or programme, or modification to a plan or programme, and relationship with other relevant plans or programmes.	Chapter 3: Content and Main Aims of the Plan Chapter 5: Review of Relevant Plans, Programmes, Policies
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme, or modification to a plan or programme.	Chapter 6: Relevant Aspects of the Current State of the Environment (Baseline)
The environmental characteristics of areas likely to be significantly affected.	Chapter 6: Relevant Aspects of the Current State of the Environment (Baseline)
Any existing environmental problems which are relevant to the plan or programme, or modification to a plan or programme, including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to the Birds Directive or the	Chapter 6: Relevant Aspects of the Current State of the Environment (Baseline)

Requirement of SEA Directive (Article 5(1) Annex I)	Section of Environmental Report
Habitats Directive.	
The environmental protection objectives, established at international, European Union or national level, which are relevant to the plan or programme, or modification to a plan or programme, and the way those objectives and any environmental considerations have been taken into account during its preparation.	Chapter 5: Review of Relevant Plans, Programmes, Policies
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.	Chapter 9: Assessment
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme, or modification to a plan or programme.	Chapter 10: Mitigation and Monitoring
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter 8: Alternatives
A description of the measures envisaged concerning monitoring of the significant environmental effects of implementation of the plan or programme, or modification to a plan or programme	Chapter 10: Mitigation and Monitoring
A non-technical summary of the information provided under the above headings	Chapter 1: Non-Technical Summary

#### 4.4.3 SEA Statement

The main purpose of the SEA Statement is to provide information on the decision-making process and to document how environmental considerations, i.e. the views of consultees and the recommendations of the Environmental Report, have been taken into account in the adopted Fingal DP. The SEA Statement illustrates how decisions were taken, making the process more transparent.

The SEA Statement for the draft Fingal DP will be compiled after the statutory consultation on the draft Fingal DP and Environmental Report has been completed.

#### 4.5 APPROPRIATE ASSESSMENT

Pursuant to Regulation 27 of the European Communities (Birds and Natural Habitats) Regulations 2011, all public authorities *“having or exercising functions, including consent functions, which may or have implications for or effects on nature conservation shall exercise those functions in compliance with and, as appropriate, so as to secure compliance with, the requirements of the Habitats Directive and the Birds Directive and these Regulations”* and amongst other things, *“shall take the appropriate steps to avoid, in European sites, the deterioration of natural habitats and the habitats of species as well as the disturbance of the species for which the areas have been designated in so far as such disturbance could be significant in relation to the objectives of the Habitats Directive.”*

An Appropriate Assessment of the draft Fingal DP has been carried out in parallel with the SEA process pursuant to the Birds and Natural Habitats Regulations, 2011 (S.I. 477/2011) and Part XAB of

the Planning and Development Act, with the findings of the Appropriate Assessment used to guide the development of the alternatives considered as part of the SEA. The assessment undertaken as part of the AA process has also fed directly into the assessment of biodiversity, flora and fauna in this SEA.

It is noted that the requirements of Article 10 and Article 12 of the Habitats Directive are not specifically considered under the Appropriate Assessment (except in so far as they support a qualifying feature) but it is noted such features have been considered in the SEA under the broader heading of Biodiversity, Flora and Fauna.

#### 4.6 DIFFICULTIES AND DATA GAPS

- The last CSO Census of Population was for 2011 and the data is now out of date. The next census is due in 2016 and it is unlikely that finalised statistics, beyond preliminary results, will be available for the duration of this SEA.
- The GDA RPGs and the housing allocations set therein were drawn up in 2010 and are based on the 2006 census and do not take account of the 2011 census or more recent CSO population projections; as regional projections change, population targets may be revised for the draft Fingal DP. The GDA, along with Laois, Longford, Louth, Offaly and Westmeath, comprise the Eastern and Midlands Regional Assembly, established on the 1<sup>st</sup> January 2015. It will be a key task of the Regional Assemblies to prepare Regional Spatial and Economic Strategies (RSES), expected to cover the period 2016-2022, which are intended to replace the current RPGs.
- The Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) was completed in 2012. More detailed catchment flood risk studies are currently being undertaken country-wide under 'areas for further assessment' (AFAs) identified in the first phase of the Catchment Flood Risk Assessment and Management Studies (CFRAMS). However none of these AFAs are present within Fingal, apart from a small section of the Santry River at Fingal's southern boundary. The FEMFRAMS is currently the only regional dataset for flooding covering all of Fingal.

## 5 REVIEW OF RELEVANT PLANS, PROGRAMMES AND POLICIES

### 5.1 INTRODUCTION

This chapter follows on from the overview of the draft Fingal DP provided in **Chapter 3** with the objective of setting out how the draft Fingal DP interacts with other relevant plans and programmes and environmental protection objectives. The discussion has focused on environmental plans/programmes/ policy and legislation, and their relationship and influence on the draft Fingal DP.

### 5.2 METHODOLOGY

As documented in the SEA Directive, the purpose of SEA is *“to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations in the preparation and adoption of plans and programmes with a view to promoting sustainable development”*. Therefore it is imperative that environmental considerations are documented and taken into account in the development of this draft Fingal DP. In order to do this the environmental protection objectives from relevant key plans, programmes, policy and legislation must be first identified and then explored in relation to the draft Fingal DP.

The SEA Directive also states in Article 5(1) of Annex 1, that the environmental assessment must identify *“the environmental protection objectives, established at international, European Union or national level, which are relevant to the plan or programme, or modification to the plan or programme, and the way those objectives and any environmental considerations have been taken into account during its preparation”*. Therefore the main objectives of the draft Fingal DP must be outlined along with the *“relationship with other relevant plans or programmes”*.

In order to undertake these specific tasks, this chapter has taken consideration of the plan/programme/ policy framework within which the draft Fingal DP has been developed. The draft Fingal DP is a county level plan and therefore the review has focused on high lever national and European frameworks as well as county level plans and programmes. The draft Fingal DP will inform projects and activities within the jurisdiction of Fingal.

As part of the review process, a comprehensive list of plans and programmes relevant to the policies and objectives within the Fingal DP was documented and an identical task was undertaken for policy and legislation, which is outlined in **Appendix A** of this report. It is not an exhaustive list but rather is focused on those considered key to the draft Fingal DP and takes on board comments made during the SEA scoping stage. **Sections 5.3** and **Section 5.4** have explored the relationships between the draft Fingal DP and relevant environmental protection objectives bearing in mind two questions:

- Does the draft Fingal DP contribute to the fulfilment of environmental protection objectives set in other plans/programmes/policy?; and
- To what degree are the environmental protection objectives set in these other plans/programmes/policy impacted by the draft Fingal DP?

### 5.3 RELEVANT PLANS AND PROGRAMMES

A number of key plans and programmes which have been established at international, European Union or national level which were considered relevant to the draft Fingal DP have been identified. The environmental protection objectives from the identified legislation, and programmes were explored further to identify only those that are relevant and could influence the draft Fingal DP. The relationship between the environmental protection objectives from the key legislation considered most relevant to the draft Fingal DP are outlined in **Table 5.1**.

**Table 5.1 – Key Relevant Plans and Programmes**

<b>European</b>	Seventh Environmental Action Programme
	Roadmap to a Resource Efficient Europe
	A Blueprint to Safeguard Europe’s Water Resources
	European Union Biodiversity Strategy to 2020
<b>National Level</b>	Our Sustainable Future: A Framework for Sustainable Development in Ireland (2012)
	National Transport Authority Integrated Implementation Plan (2013-2018)
	National Transport Authority Smarter Travel
	National Biodiversity Plan (2011-2016) and NPWS Conservation Plans for SACs and SPAs
	Framework and Principles for the Protection of Archaeological Heritage (1999)
	National Waste Prevention Programme ‘Towards a Resource Efficient Ireland’
	Draft Water Services Strategic Plan
	National Strategy to Reduce Exposure to Lead in Drinking Water ( <i>under development</i> )
	National Wastewater Sludge Management Plan ( <i>under development</i> )
	National Climate Change Adaptation Framework (2012)
	National Climate Change Strategy (2007 – 2012)
	National Spatial Strategy for Ireland 2002- 2020: People, Places and Potential
	National Development Plan ( <i>to be replaced by the National Planning Framework</i> )
	National Renewable Energy Action Plan
	Offshore Renewable Energy Development Plan
	Harvest 2020/Food Wise 2025 Plans
Ireland’s Nitrates Action Programme (NAP)	
National Landscape Strategy 2015-2025	
<b>Regional Level</b>	Regional Planning Guidelines
	Eastern-Midlands Regional Waste Management Plan (2015-2021)
	River Basin Management Plans (2009-2014)
	Catchment Flood Risk Assessment and Management Plans
	Shellfish Pollution Reduction Programmes
	Greater Dublin Area Draft Transport Strategy 2016-2035

	Greater Dublin Strategic Drainage Study
	Water Supply Project Eastern-Midlands Region
	Groundwater Protection Schemes
<b>Local Level</b>	<b>Fingal County Development Plan 2017-2023</b>
	Local Area Plans/Masterplans
	Howth Special Amenity Area Order
	Liffey Valley Special Amenity Area Order
	Fingal Heritage Plan 2011-2017
	Fingal Biodiversity Action Plan 2010-2015
	Fingal/North Dublin Transport Study
	Bus Rapid Transport (BRT) - Core Dublin Network
	Development Plans of Adjoining Local Authorities

## 5.4 RELEVANT POLICY AND LEGISLATION

The draft Fingal DP interacts with environmental protection objectives established at international, European and national level, the extent of which is outlined in **Table 5.2**.

**Table 5.2 – Key Relevant Policy and Legislation**

<b>International</b>	Kyoto Protocol to the UNFC on Climate Change (1997)
	Convention on Biological Diversity (1992)
	RAMSAR Convention (1975)
<b>European</b>	SEA Directive (2001/42/EC)
	EIA Directive (2014/52/EC)
	EU Habitats Directive (92/43/EC)
	Conservation of Wild Birds Directive (2009/147/EC codified)
	Environmental Liabilities Directive (2004/35/CE)
	Waste Framework Directive (2008/98/EC)
	Waste Statistics Regulation (2150/2002/EC as amended)
	Sewage Sludge Directive (86/278/EC)
	Urban Waste Water Treatment Directive (91/271/EEC), as amended by 98/15/EEC
	Nitrates Directive (91/676/EEC)
	Water Framework Directive (2000/60/EC)
	Drinking Water Directive (98/83/EC)
	Bathing Water Directive (2006/7/EC)
Priority Substances Directive (2013/39/EU)	

	Floods Directive (2007/60/EC)
	Marine Strategy Framework Directive (2008/56/EC)
	Groundwater Directive (2006/118/EC)
	Industrial Emissions Directive (2010/75/EU)
	Renewable Energy Directive (2009/28/EC)
	EU 20-20-20 Agreement
	Shellfish Waters Directive (2006/113/EC)
	Freshwater Fish Directive (2006/44/EC)
<b>National</b>	National Policy Position on Climate Action and Low Carbon Development
	Planning and Development (Strategic Environmental Assessment) Regulations S.I. 436/2004 as amended in 2011
	Environmental Impact Assessment Regulations S.I. 349/1989 (as amended)
	Birds and Habitats Regulations S.I. 477/2011 (as amended)
	Wildlife Acts 1976 to 2010
	Planning and Development Act (as amended) and Planning and Development Regulations S.I. 600/2001 (as amended)
	Environmental Liability Regulations S.I. 547/2008
	Waste Management Act 1996 (as amended) and the European Communities (Waste Directive) Regulations 2011
	Water Services Act 2007 to 2013 (as amended)
	Use of Sewage Sludge in Agriculture Regulations S.I. 267/2001 (as amended)
	Urban Wastewater Treatment Regulations S.I. 254/2001
	Good Agricultural Practice for the Protection of Waters Regulations S.I. 101/2009 (as amended)
	Water Policy Regulations S.I. 722/2003
	Drinking Water Regulations S.I. 106/2007
	Bathing Water Quality (Amendment) Regulations S.I. 79/2008
	Environmental Objectives (Surface Water) Regulations S.I. 272/2009
	Biocidal Products Regulations 2013 (as amended) S.I. 427/2013
	Assessment and Management of Flood Risks Regulations S.I. 122/2010
	Marine Strategy Framework Regulations S.I. 249/2011
	Environmental Objectives (Groundwater) Regulations S.I. 9/2010
	Industrial Emissions Regulations S.I. 138/2013
	Renewable Energy Regulations S.I. 147/2011
	Foreshore Acts 1933 (as amended)
Quality of Shellfish Waters Regulations S.I. 268/2006 (as amended)	
<b>Codes of Practice/</b>	Section 28 Ministerial Guidelines - Government Guidelines on the Planning System and Flood Risk Management (2009)

## Guidance

Government Policy on Architecture 2009-2015

## 5.5 RELATIONSHIP OF THE FINGAL DEVELOPMENT PLAN AND OTHER PLANS/ PROGRAMMES

A number of key plans and programmes which have been established at international, European Union or national level which were considered relevant to the draft Fingal DP have been identified. The draft Fingal DP sits in a hierarchy of documents dealing with the issues of biodiversity, water, waste and energy management; the scope ranges from a broad European level to more nationally-focused legislation.

Planning in Ireland is guided by a number of policies and documents; the **National Development Plan (NDP)** integrates strategic development frameworks for regional development, for rural communities, for all-island co-operation, and for protection of the environment with common economic and social goals. The NDP together with the National Spatial Strategy (NSS) and Regional Planning Guidelines (RPGs) must inform the development of Fingal through the draft Fingal DP and associated Core Strategy.

The **National Spatial Strategy 2002-2020** is a 20 year planning framework to guide policies, programmes and investment in the interest of delivering balanced social, economic and physical development and population growth between the regions. It must be noted however that in February 2013 the Government announced that the NSS was to be abandoned. The Minister for the Environment stated that *“it is scrapping the National Spatial Strategy because the resources have never been provided to create planned “gateways” and “hubs”*. It is understood that a **National Planning Framework** is intended to replace this strategy.

The **Regional Planning Guidelines 2016-2022** provide a long-term strategic planning framework for the development of the GDA for a period of 12 years. Fingal is located both in the Metropolitan and Hinterland Areas as specified in the Guidelines. The RPG figures are based on the 2006 census and do not take account of population growth since the RPGs were published, or updated regional data. The GDA, along with Laois, Longford, Louth, Offaly and Westmeath, comprise the Eastern and Midlands Regional Assembly, established on the 1<sup>st</sup> January 2015. It will be a key task of the Regional Assemblies to prepare **Regional Spatial and Economic Strategies**, expected to cover the period 2016-2022, which are intended to replace the current RPGs.

The relationship between the draft Fingal DP and environmental protection is also strong through the incorporation within the draft Fingal DP of specific objectives dealing with protection. At the top of the European protection hierarchy is the **EU Habitats Directive (92/43/EC)** which has been transposed into Irish law through the **European Communities (Birds and Natural Habitats) Regulations 2011** and the **Planning and Development Act 2010**. An Appropriate Assessment of the draft Fingal DP has been carried out in parallel with the SEA process pursuant to the Birds and Natural Habitats Regulations, 2011 and Part XAB of the Planning and Development Act, with the findings of the Appropriate Assessment used to guide the development of the alternatives considered as part of the SEA.

The **Conservation of Wild Birds Directive**, which was first adopted in 1979 and has a similar aim to the Habitats Directive of a comprehensive framework for the protection, management and control

of wild birds. The directive was transposed into Irish Law by the **Wild Birds Regulations** and has been further strengthened by the EU Habitats Directive (92/43/EC) and the European Communities (Birds and Natural Habitats) Regulations 2011. The **EU Biodiversity Strategy to 2020** also aims to prevent and eliminate the causes of biodiversity loss and maintain and enhance current levels of biodiversity. At a national level, protection and conservation continues with the **National Biodiversity Plan**, which is underpinned by EU and national legislation, and the **National Parks and Wildlife Conservation Plans and Objectives** for SACs and SPAs.

The **Water Framework Directive (WFD) (2000/60/EC)** aims at improving the aquatic environment and as such it applies to rivers, lakes, groundwater, estuaries and coastal waters. Aligned to the WFD are the **Surface Water Regulations (S.I. 272/2009)**, which provide for the classification of surface water bodies by the EPA for the purposes of the WFD. Member States are required to achieve good status in all waters and must ensure that status does not deteriorate. This directive requires that water quality management be centred on river basins. The draft Fingal DP will contribute to the fulfilment of these environmental protection objectives through the implementation of the current **Eastern River Basin Management Plan (ERBMP)** objectives and programme of measures. The Minister for the DECLG has since put in place new government and management structures for the implementation of the next cycle of the WFD and RBMPs which will serve to better deliver the requirements of the WFD. Under the new arrangements, local authorities will operate at 'Tier 3' which will involve implementation and enforcement of the new RBMPs, which are due for delivery in 2017.

The **Marine Strategy Framework Directive (MSFD) (2008/56/EC)** is complimentary to the objectives of the WFD and aims to protect the marine environment. It requires the application of an ecosystem-based approach to the management of human activities, enabling a sustainable use of marine goods and services. The Marine Directive aims to achieve good environmental status of the EU's marine waters by 2020 and to protect the resource base upon which marine-related economic and social activities depend. Owing to Fingal's extensive coastline, the MSFD must inform the draft Fingal DP for any development which could impact the marine environment.

The **Water Services Act 2014** provides that the water services authority makes a **Water Services Strategic Plan (WSSP)** with regard to the provision of water services. As such, Irish Water, as the national water service utility for Ireland, has developed a Draft Water Services Strategic Plan for the next 25 years. The priorities for Irish Water under the WSSP are the delivery of improved and affordable water services, remediation of existing water quality problems (e.g. boil notices), complying with the **Urban Wastewater Treatment Directive (91/271/EEC)**, reduction of leaks in the water system and the capture of water infrastructure information in databases. The WSSP's objectives also have regard to flood risk management.

The **Floods Directive (2007/60/EC)** requires Member States to undertake a Preliminary Flood Risk Assessment, to identify areas of existing or potentially significant future flood risk, to prepare flood hazard and risk maps and to prepare flood risk management plans setting objectives for managing the flood risk within areas identified for further assessment. The directive was transposed into Irish Law by the **European Communities (Assessment and Management of Flood Risks) Regulations 2010 (S.I. 122/2010)**. These regulations set out the responsibilities of the Office of Public Works (OPW) and other public bodies in the implementation of the directive and detail the process for implementation of the measures set out in the flood risk management plans. The first step in this was the development of **Catchment Flood Risk Assessment and Management Studies (CFRAMS)** which are on-going through the OPW. These studies have identified areas susceptible to flooding and measures to reduce or eliminate flooding in key areas. The draft Fingal DP falls within the

**Eastern CFRAM** which commenced in June 2011 and will run until the end of 2015. As such the OPW works in close partnership with local authorities in delivering the objectives of the Flood Management Programme. Any ongoing and future development in Fingal should also be consistent with the **Flood Risk Management Guidelines** (DEHLG, 2009).

The **Environmental Liabilities Directive (2004/35/EC)** implements the “polluter pays principle”. The aim of the directive is to hold those whose activities have caused environmental damage financially liable for remedying this damage. The directive was transposed into Irish Law in 2009 by the **European Communities (Environmental Liability) Regulations 2008** and comes under the remit of the EPA. Environmental damage under this legislation specifically relates to the following: water damage with a significant adverse effect on water status as defined by the WFD; land damage that creates a significant risk to human health; and damage to protected species and natural habitats. The Regulations were amended by the **European Communities (Environmental Liability) (Amendment) Regulations 2015 (S. I. 293/2015)** to include the MSFD and for water damage that significantly adversely affects the environmental status of marine waters concerned, as defined in the MSFD and which are not addressed through the WFD.

The **Waste Framework Directive (2008/98/EC)** sets out the approach for the sustainable management of waste in EU Member States and this has been transposed into Irish law by the **Waste Management Act 1996** and the **European Communities (Waste Directive) Regulations 2011**. This legislation requires the preparation of a regional waste management plan (RWMP) for all regions within the state. Fingal is part of the Eastern-Midlands Waste Region and the **Eastern-Midlands Regional Waste Management Plan 2015-2021** sets out the framework for the management of waste in a sustainable way, with overall targets to reduce the quantity of household waste generated per capita per year on year, to eliminate the disposal of residual waste to landfill and to aim for a reuse and recycle target of 50% of municipal waste by 2020. The draft Fingal DP must be informed by the objectives of the RWMP in relation to waste management and disposal.

In relation to climate change, at the top of the hierarchy is the **EU-20-20-20 Agreement** which is comprised of a range of measures aimed at reducing greenhouse gas (GHG) emissions, renewable energy and energy efficiency. The Agreement consists of a package of legally binding legislation, the three key objectives of which are: reduce EU GHG emissions by 20% on 1990 levels; 20% of EU energy consumption to be derived from renewable energy sources; and to increase energy efficiency by 20%. At a national level, the **National Climate Change Strategy** has been outdated, and as such the EU-20-20-20 Agreement is the legally binding legislation, which currently commits Ireland to reducing GHG emissions. As such, the **National Policy Position on Climate Action and Low-Carbon Development** sets out, inter alia, a long-term vision of low-carbon transition including an aggregate reduction in carbon dioxide (CO<sub>2</sub>) emissions. One of the provisions of the bill, when enacted, will be the preparation of a **National Mitigation Plan (NMP)**; it will represent a national plan setting out Ireland's first statutory low carbon development strategy for the period to 2050. The **EU Low Carbon Economy Roadmap to 2050** also aims to provide an analysis of pathways to achieve a low-carbon economy in Europe, in line with the energy security, environmental and economic goals of the EU. The Roadmap focuses on establishing EU policy to cut total greenhouse gas emissions by 80-95% (compared to 1990 levels) by 2050. The National Low-Carbon Roadmap will be coordinated by the DECLG with substantial input from other relevant departments. The challenge for the draft Fingal DP will be to encourage development that can contribute to meeting Ireland's national obligations and emissions targets.

The **Greater Dublin Area Transport Strategy 2016-2035** is a long-term strategy developed to inform transport planning in the GDA. The strategy emphasises sustainable land use planning, public

transport modes and the integration of land use planning with transport. **Smarter Travel ‘A New Transport Policy for Ireland’ 2009-2020** is an Action Plan developed by the Government and designed to show how we can reverse current unsustainable transport and travel patterns and reduce the health and environmental impacts of current trends and improve our quality of life. It sets out five key goals: to reduce overall travel demand; to maximise the efficiency of the transport network; to reduce reliance on fossil fuels; to reduce transport emissions; and to improve accessibility to transport. In order to achieve these goals the policy establishes targets, outlines the forty nine actions to be undertaken and details the funding which must be secured.

There are a number of county development plans/ local plans and masterplans, situated within or adjacent to the Fingal DP which have been outlined in **Appendix A**.

## 6 RELEVANT ASPECTS OF THE CURRENT STATE OF THE ENVIRONMENT (BASELINE)

### 6.1 INTRODUCTION

This section of the Environmental Report examines the relevant significant issues of the current state of the environment in relation to biodiversity, fauna, flora, population, human health, water, soil, land use, air, climatic factors, material assets, cultural heritage, landscape and the interrelationship between these factors. The baseline has been compiled using available datasets and indicators suggested during scoping.

#### 6.1.1 State of the Environment Overview – Republic of Ireland

Ireland's natural environment, although under increasing pressure, generally remains of good quality and represents one of the country's most essential national assets however pressures have increased significantly (EPA, 2012). As Ireland's economy grew, these pressures accelerated at a rate which exceeded that observed in other EU countries.

In their 5<sup>th</sup> and most recent state of the environment review, the EPA identified four priority challenges for the environment, which, if addressed successfully, should benefit the present and future quality of Ireland's environment. These challenges are summarised in **Table 6.1**.

**Table 6.1 - EPA Key Challenges and Relevance to draft Fingal DP**

Challenge	Relationship to the Fingal Development Plan
Challenge 1: Valuing and Protecting our Natural Environment	The draft Fingal DP needs to consider the objectives and precepts of other existing policies, plans and programmes, such as the Habitats Directive and Water Framework Directive, to ensure that the issues addressed by these are brought forward into the overall planning process. The draft Fingal DP needs to ensure sufficient natural environment policies are included.
Challenge 2: Building a Resource-Efficient, Low Carbon Economy	The draft Fingal DP should: Promote climate change reduction measures, i.e. through waste reduction, renewable energy and sustainable practices. Take account of potential climate change impacts when developing policies and objectives to ensure that the draft Fingal DP does not contribute to the impact of climate change. In addition the draft Fingal DP should consider the impacts of climate change when applying land use zonings to areas that are vulnerable to these impacts e.g. flooding.
Challenge 3: Implementing Environmental Legislation	The draft Fingal DP needs to consider the requirements of national and local level legislation in developing policies and objectives as well as EU and international obligations. Consideration with respect to enforcement should also be given in preparation of the draft Fingal DP.
Challenge 4: Putting the Environment at the Centre of Our Decision Making	The draft Fingal DP needs to ensure that there is buy-in from all levels of society and that the environment is at the centre of decision making. Consideration of the objectives of other existing policies, plans and programmes at a national, regional and local level will aid in addressing the challenge of reversing environmental degradation.

A summary of the relevant aspects of the current state of the environment in Ireland has been summarised in **Table 6.2**.

**Table 6.2 - Summary of Current State of the Environment in Ireland**

Theme	Key Findings
<b>Air</b>	While air quality is of a good standard, monitoring shows that levels of some pollutants (e.g. NO <sub>2</sub> ) are at concentrations that may impact on health. PM <sub>10</sub> , PM <sub>2.5</sub> , ozone, and polycyclic aromatic hydrocarbons (PAH) are above the WHO guideline values and an European Environment Agency (EEA) report indicates that around 1,200 deaths in Ireland in 2012 were directly linked to air pollution. Continued effort is being made to reduce air pollution through bans on bituminous coal in large towns and cities and implementing the actions set out in the Smarter Travel Policy for Sustainable Transport.
<b>Climate</b>	Irish per capita greenhouse gas (GHG) emissions remain among the highest in Europe, with agriculture the largest source accounting for 33.3% of total national emissions. Sectors such as energy and transport are showing decreases in GHGs due to increased use of renewables and improving vehicle standards. In 2013, Ireland was halfway to its Renewable Energy Directive target and the newly published Climate Action and Low Carbon Development Bill 2015 will also help transition to a low carbon economy. Further reductions, particularly in the agriculture and transport sectors, will be required to meet the 2020 EU Effort Sharing targets of 20% below 2005 levels.
<b>Water</b>	Most of Ireland's water bodies are of good ecological status however nutrient loading from sewage and diffuse agricultural sources continues to be the main threat. Measures to improve water quality are being implemented in order to achieve the targets of the Water Framework Directive (WFD) such as the development of River Basin Management Plans and control and licensing of industrial discharges. The implementation and enforcement of the Nitrates Action Plan is the most important measure to address diffuse agricultural pollution of freshwaters. This includes a code of Good Agricultural Practice (GAP) which is mandatory for all farms. Nitrogen and phosphorus levels are decreasing although the rate of improvement has been slow and the improvements are relatively modest.
<b>Land &amp; Landscape</b>	The rate of change in land use and land cover since the early 1990s is relatively high by European standards. The main changes have been an increase in the amount of forested lands and artificial areas, and a decrease in the total amount of agricultural land and peatland. The main drivers of land use change over the coming decade will be the agricultural policies of Food Harvest 2020, along with the 2025 Agri-food strategy, and afforestation policies associated of the National Forestry Programme.
<b>Nature &amp; Biodiversity</b>	The majority of Ireland's most important habitats are reported to be of poor or bad conservation status but the number of species considered declining in status is low. Aquatic species are most at risk. Factors such as agricultural intensification, population growth and climate change are likely to bring additional pressures on a number of species and habitats in Ireland. Based on the poor conservation status of many important habitats and some species, considerable efforts and resources will be required to improve their status, both within and outside protected areas. Conservation of marine fisheries is highlighted as a major priority that needs to be addressed urgently.
<b>Sustainable Economy</b>	The quality of Ireland's environment is generally good though it has been under increasing pressure over the last decade as a result of economic changes, population growth and urbanisation, and changing consumer patterns. In Ireland, the recent economic recession had lowered pressure on the environment in areas such as waste generation and GHG emissions, but as key sectors of the economy have now started to recover, the main challenge for Ireland is to try to grow the economy in a sustainable way. Many of the persistent environmental problems that we face, such as air pollution, biodiversity loss, and hazardous waste, are rooted in unsustainable production and consumption patterns.
<b>Waste</b>	Ireland is moving from a position of almost total reliance on landfill, to a high level of recovery. More value is being derived from waste through recycling and use as fuel and waste per capita is decreasing, however it is still considered to be at an unsustainably high level. Targets under the Landfill Directive to divert waste from landfill were met in 2013 target, but the recent economic recovery may put achievement of the 2016 target at risk. Ireland's first

Theme	Key Findings
	municipal waste incinerator became fully operational in 2012, which contributed to increased recovery rates, with 17% of managed municipal waste used as a fuel. The priority is to ensure that recyclable materials from waste streams continue to be recycled where possible.
Environment and Well Being	The overall quality of the Irish environment is generally good, but health impacts associated with air pollution in Ireland are still an issue that requires further measures. The availability of high-quality green spaces (parks, woods, countryside) and blue spaces (ponds, river banks, lakeshores and seashores) helps to foster activity on the road to better health. Over the past 10 years the quality of Ireland's bathing waters has remained high, with the vast majority meeting required EU standards. Damage to health associated with environmental pollution in Ireland is much less than that caused by lifestyle factors such as poor diet, lack of exercise, and tobacco use. The ongoing protection of Ireland's high-quality environment is vital.

The EPA has outlined six environmental action goals between now and 2020 which reflect on the main challenges identified in the State of the Environment reports as well as key issues at the global and EU level as reflected in the 7<sup>th</sup> Environmental Action Programme. These goals include; limiting and adapting to climate change; clean air; protected waters; protected soils and biodiversity; sustainable use of natural resources; and integration and enforcement, and are identified as a means of realising the vision of protecting and improving Ireland's environment. Many, such as protection of waters, are relevant to the draft Fingal DP.

## 6.2 ENVIRONMENTAL CHARACTERISTICS AND PROBLEMS

The following baseline information is prefaced for each environmental discipline by clarification on the nature and extent of effects considered for that discipline in relation to the draft Fingal DP.

### 6.2.1 Biodiversity, Flora and Fauna

Biodiversity is the variety and variability of plants (flora) and animals (fauna) in an area and their associated habitats. The importance of preserving biodiversity is recognised from an international to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity. The natural environment is also critical in providing clean air and water, food and raw materials.

Ireland has obligations under EU law to protect and conserve biodiversity. This relates to habitats and species both within and outside designated sites. Nationally, Ireland has developed a Biodiversity Plan (2011-2016) to address issues and halt the loss of biodiversity, in line with international commitments. As noted in **Chapter 5**, the draft Fingal DP must have regard to these commitments and legal obligations. The key issues associated with the draft Fingal DP and biodiversity relate to:

- The potential for habitat loss and fragmentation resulting primarily from urban/ rural development. This is particularly strong in towns such as Swords and Balbriggan as well as a number of smaller settlements;
- Pollution of air, soil and water as a result of inappropriate land use management practices and infrastructural development; and
- Habitat and species disturbance associated with infrastructural development in sectors such as transport, agriculture, energy, water supply and wastewater services.

The baseline for biodiversity is focused at a county level, more specifically focused on internationally designated sites, nationally designated sites and local sites of ecological interest. Consideration has been given to key protected habitats and species as within Fingal there is a diversity of habitats (woodlands, hedgerows, field boundaries, sand dunes, saltmarshes, rivers, streams and associated riparian zones, canals, marine habitats and wetlands) that are not subject to legislative protection although they are of high biodiversity and conservation value and contribute to the county's 'green infrastructure'. It is also recognised that there are other non-designated receptors, such as landscape features which function as a 'stepping stone' or which act as ecological corridors, which are of importance to wildlife.

In parallel to the SEA of the draft Fingal DP, an Appropriate Assessment under the Habitats Directive has been undertaken. This assessment will examine impacts on European Sites (SACs and SPAs – the Natura 2000 network), designated under the EU Birds and Habitats Directives, within and adjacent to Fingal.

### 6.2.1.1 Special Areas of Conservation and Special Protection Areas

There are designated sites and species of conservation value and/or concern in an effort to protect its biodiversity resource. For the purposes of the draft Fingal DP the following designations have also been considered: Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar Sites, Natural Heritage Areas (NHA), proposed NHAs, National Nature Reserves and Nature Development Areas.

SACs have been selected for protection under the European Council Directive on the conservation of natural habitats and of wild fauna and flora (92/43/EEC) - referred to as the Habitats Directive - due to their conservation value for habitats and species of importance in the European Union. SPAs have been selected for protection under the 1979 European Council Directive on the Conservation of Wild Birds (79/409/EEC) - referred to as the Birds Directive - due to their conservation value for birds of importance in the European Union. The directive was established to protect migratory species and species that are rare, vulnerable, in danger of extinction or otherwise require special attention. The Fingal coast is especially important for its bird life. For example, Rogerstown Estuary holds internationally important numbers of Brent geese and Lambay Island is internationally important for its breeding seabirds such as guillemots, razorbills and kittiwakes.

Appropriate Assessment has been undertaken concurrently with the SEA process and the SACs and SPAs that have been screened in as part of this process are outlined in **Table 6.3** and **Figure 6.1**.

**Table 6.3 - European Sites Requiring Stage 2 Appropriate Assessment**

SAC			SPA		
Code	Site Name	Stage 2 AA	Code	Site Name	Stage 2 AA
000199	Baldoyle Bay SAC	Required	004006	North Bull Island SPA	Required
000202	Howth Head SAC	Required	004014	Rockabill SPA	Required
000204	Lambay Island SAC	Required	004015	Rogerstown Estuary SPA	Required
000205	Malahide Estuary SAC	Required	004016	Baldoyle Bay SPA	Required

SAC			SPA		
Code	Site Name	Stage 2 AA	Code	Site Name	Stage 2 AA
000208	Rogerstown Estuary SAC	Required	004024	South Dublin Bay and River Tolka Estuary SPA	Required
000206	South Dublin SAC	Required	004025	Malahide Estuary SPA	Required
000210	North Dublin Bay SAC	Required	004069	Lambay Island SPA	Required
002193	Ireland's Eye SAC	Required	004113	Howth Head Coast SPA	Required
003000	Rockabill to Dalkey Island SAC	Required	004117	Ireland's Eye SPA	Required
003015	Codling Fault Zone	Required	004122	Skerries Islands SPA	Required
			004158	River Nanny Estuary and Shore SPA	Required

It should be noted that the Rockabill to Dalkey Island SAC has been designated as a new SAC in the Irish Sea since the last Fingal Development Plan. This SAC is located offshore for the entire length of Fingal's coast and touches the Fingal boundary at Howth; it is designated for reefs and the harbour porpoise.

The Codling Fault zone SAC, which was previously outlined as a proposed SAC has now been formally designated. It was advertised by the NPWS on May 15th 2015 and is now afforded full protection having been designated in Q1 of 2016.

### 6.2.1.2 Natural Heritage Areas

The Wildlife (Amendment) Act 2000 provides the legal basis for the establishment of a national network of sites known as Natural Heritage Areas (NHAs). NHAs aim to conserve and protect nationally important plant and animal species, and their habitats. NHAs are also designated to conserve and protect nationally important landforms, geological or geomorphological features. Planning authorities are obliged by law to ensure that these sites are protected and conserved. NHAs (including proposed NHAs) within Fingal are given in **Table 6.4** (see also **Figure 6.2**).

**Table 6.4 - (p)NHAs within the Draft Fingal Development Plan Area**

(p)NHA Site Code	P(NHA) Site Name
00128	Liffey Valley pNHA
000178	Santry Demesne pNHA
000199	Baldoyle Bay pNHA
000202	Howth Head pNHA
000203	Ireland's Eye pNHA
000204	Lambay Island pNHA

(p)NHA Site Code	P(NHA) Site Name
000205	Malahide Estuary pNHA
000206	North Dublin Bay pNHA
000207	Rockabill Island pNHA
000208	Rogerstown Estuary pNHA
001203	Knock Lake pNHA
001204	Bog of the Ring pNHA
001208	Feltrim Hill pNHA
001215	Portrane Shore pNHA
001218	Skerries Islands NHA
001763	Sluice River Marsh pNHA
002000	Loughshinny Coast pNHA
002103	Royal Canal pNHA

### 6.2.1.3 Ramsar Sites

Ramsar sites are designated and protected under the Convention of Wetlands of International Importance, especially as water fowl habitat, which was established at Ramsar in 1971 and ratified by Ireland in 1984. Wetlands are important ecosystems, which improve water quality, provide storm protection, flood mitigation, stabilise shorelines, maintain biodiversity, and provide natural products such as fish and shellfish. Ireland presently has 45 sites designated as Wetlands of International Importance, with surface areas of approximately 66,994 hectares. This includes four sites in Fingal: Baldoyle Bay, Malahide Estuary, Rogerstown Estuary and North Bull Island in Dublin Bay. Additionally, Rogerstown Estuary and North Bull Island are also Wildfowl Sanctuaries.

### 6.2.1.4 Nature Reserves

Under the Wildlife Acts 1976 and 2000, Statutory Nature Reserves may be established for the conservation of wildlife habitats. Most Nature Reserves are on state-owned lands. Designation provides for strict protection of habitats and wildlife within Statutory Nature Reserves and damaging activities can be legally prevented in them. There is an obligation on local authorities to take all practicable steps to avoid or minimise any possible damage to Nature Reserves. In Fingal there are Nature Reserves in Rogerstown Estuary, Baldoyle Bay and on lands around Bull Island in Dublin Bay, some of which are within the administrative area of Fingal.

### 6.2.1.5 Dublin Bay Biosphere

North Bull Island was recognised on the UNESCO World Network of Biosphere Reserves in 1981. It was recognised due to its rare and internationally important habitats and species of wildlife. The UNESCO concept of a Biosphere has evolved to including not just areas of ecological value but also the areas around them and the communities that live and work in these areas. **Figure 6.3** identifies the location of the Biosphere Zonation which stretches to the north and south of Dublin Bay and encompasses land within the administrative area of Fingal.

### 6.2.1.6 Other Flora and Fauna

Many of Ireland's native terrestrial mammal species are known to be within the draft Fingal DP area, particularly in the more rural and agricultural northern parts of the area. Hayden and Harrington (2000) found that most of the common mammals such as hedgehog, otter, Irish hare, badger and fox can occur in Fingal. Surveys carried out from the Environmental Impact Statement for Metro North found that the Broadmeadow River and Ward River provide foraging habitat for four bat species: Daubenton's bats (*Myotis daubentoni*), Leisler's bat (*Nyctalus leisleri*), common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*). The Ward River/Broadmeadow River confluence is regarded as an important foraging habitat for these species. In general, the landscapes in the central and northern parts of Fingal are more important for all bat species (Lundy et al., 2011)<sup>1</sup>.

As a coastal region, Fingal has an abundance of areas important for both common and internationally rare birds. Some of these such as Rogerstown Estuary and Malahide Estuary are designated under EU legislation as SPAs. Other areas, such as the Tolka River Valley Park and Newbridge Demesne are important for species such as the kingfisher, little egret, kestrel, sparrowhawk and buzzard as well as songbirds such as chiffchaff, willow warbler, goldcrest and blackbird.

Inland Fisheries Ireland noted three waterbodies within the county that support brown and sea trout fisheries. These are the Rivers Delvin, Liffey and Tolka. The River Liffey also supports Atlantic salmon (*Salmo salar*), an Annex II species listed under the Habitats Directive. Sections of other rivers within Fingal were identified as being of poor ecological status under the Water Framework Directive (see **Section 6.5** Water) and are therefore unlikely to support significant fisheries.

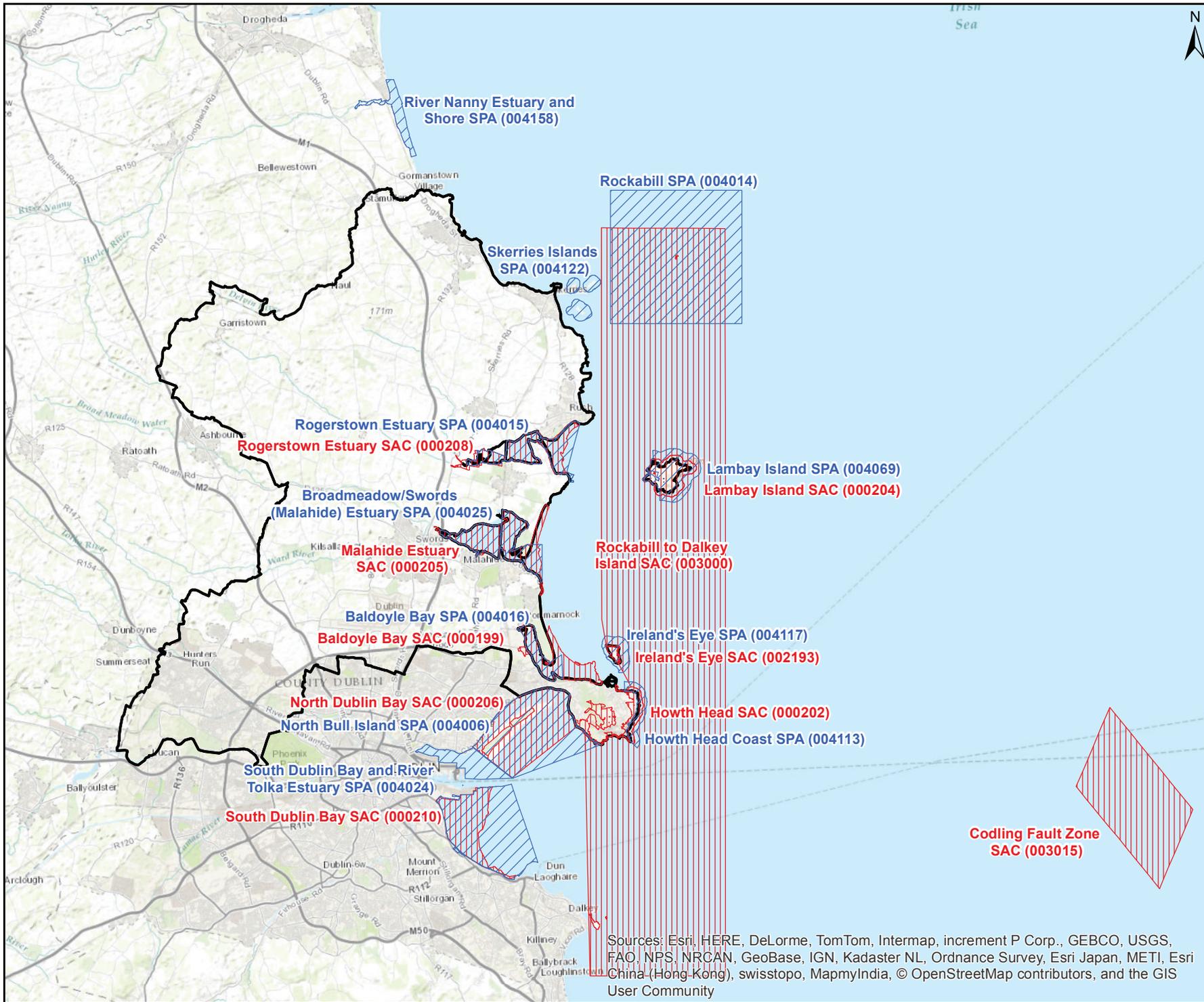
### 6.2.1.7 Important Bird Areas

The Important Bird Areas (IBA) Programme is an initiative of BirdLife International with the aim of identifying and protecting sites of importance for the conservation of birds. Over 12,000 sites have been identified internationally with 140 IBAs in Ireland, covering an area of approximately 4,309 km<sup>2</sup> or about 6% of the land area. Most IBAs in Ireland are coastal in nature - islands and cliffs are particularly important for breeding seabirds, with estuaries and wetlands important for wintering wildfowl. The IBAs in and around Fingal include: Howth Head, Ireland's Eye, Baldoyle Bay, Malahide/Broadmeadow Estuary, Lambay Island, Rogerstown Estuary, Skerries Islands, Rockabill, Dublin Bay, Nanny Estuary/shoreline and Boyne Estuary.

### 6.2.1.8 Refuges for Fauna

Under the Wildlife Act 1976 the Minister for the Environment, Community and Local Government may designate areas as refuges for certain species of wild birds or wild animals and impose restrictive measures in order to protect the species and their habitat. There is an obligation on local authorities to take all practicable steps to avoid or minimise any possible damage to Nature Reserves when determining any matter, or doing anything, which is likely to affect them. There is an obligation to consult with the Minister, in this regard. There is one Refuge for Fauna in Fingal, Rockabill Island which was established for the protection of the roseate tern, a small breeding seabird whose numbers are declining in Europe. Designation ensures that the birds, their nests, their eggs and their nesting habitat are protected from interference or damage.

<sup>1</sup> Lundy, M.G., Aughney, T., Montgomery, W.I., & Roche, N., (2011) Landscape conservation for Irish bats & species specific roosting characteristics. Bat Conservation Ireland; National Biodiversity Data Centre mapping.



**Legend**

-  Fingal Administrative Area Boundary
-  Special Protection Area (SPA)
-  Special Area of Conservation (SAC)

Notes: Data source - National Parks and Wildlife Service.



Client



Fingal County Council  
Comhairle Contae Fhine Gall

Project **SEA & AA of the Fingal Development Plan [2017-2023]**

Title

**European Designated Sites**

**Figure 6.1**



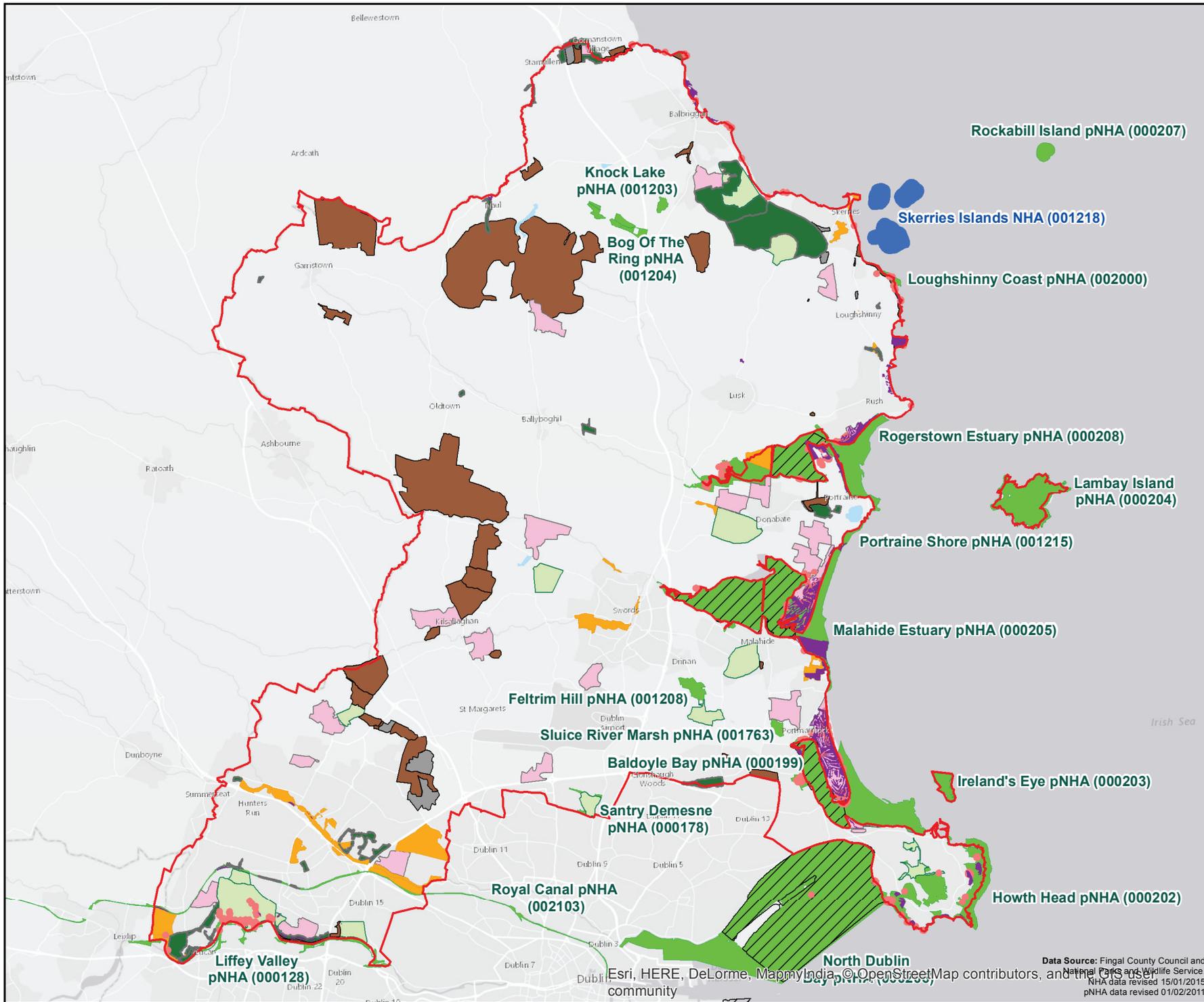
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Issue Details	
Drawn By: NON	Project No. MDE1205
Checked By: TR	File Ref: MDE1205Arc0006A02
Approved By: EO	Projection: ITM (IRENET95)
Scale: 1:279,845 @ A4	Date: 10/02/2016

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**Legend**

- Fingal County Boundary
- Annex I Habitat
- Flora Protection Order
- Nature Development Areas**
- Quarry
- Water body
- Woodland
- Demesne
- Farmland
- Parkland
- Golf Course
- Natural Heritage Area (NHA)
- Proposed Natural Heritage Area (pNHA)
- Ramsar Site



Client  
  
 Fingal County Council  
 Comhairle Contae Fhine Gall

Project **SEA & AA of the Fingal Development Plan [2017-2023]**

**Ecological & Nature Designated Sites**

**Figure 6.2**

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Issue Details	
Drawn By: NON	Project No. MDE1205
Checked By: EO	File Ref: MDE1205Arc0007A01
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Data Source: Fingal County Council and National Parks and Wildlife Service. NHA data revised 15/01/2015 pNHA data revised 01/02/2011

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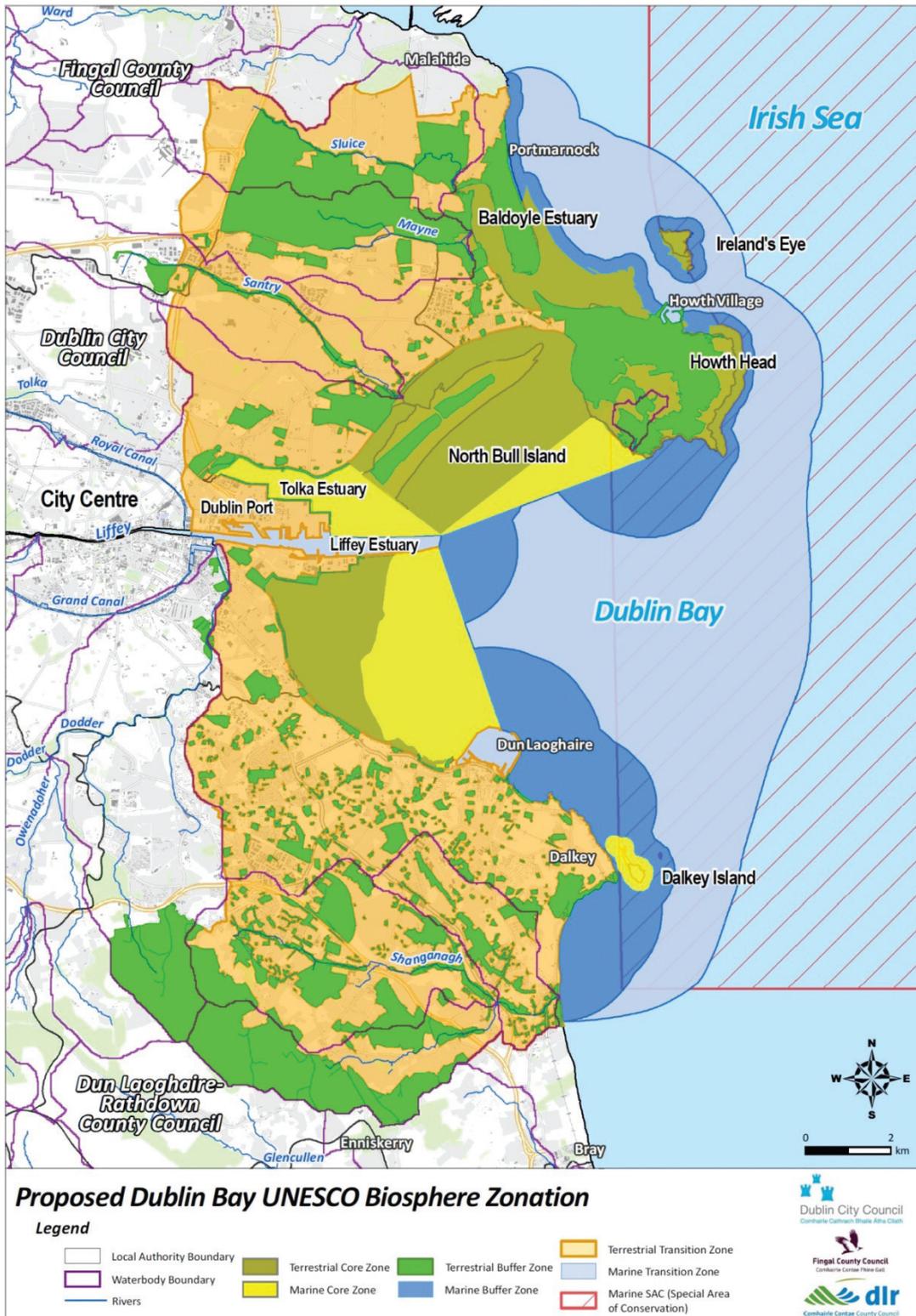


Figure 6-3 – Dublin Bay Biosphere

6.2.1.9 Invasive Species

Invasive species constitute a threat to biodiversity and ecosystems and can have economic costs. In Ireland there are currently 377 recorded non-native species and 342 non-native ‘potential invaders’. The majority are considered to have a low impact risk (66%), 21% have medium impact risk and 13%

have a high impact risk. The majority of invasive species in Ireland are plants however there is potential for rising trends of invasive vertebrate and invertebrate species<sup>2</sup>.

The National Biodiversity Data Centre publishes invasive species alerts as they become known. The most recent alert in 2014 provides notice that the horse chestnut leaf-miner moth (*Cameraria ohridella*) was first sighted in 2013 in South Dublin and has now been recorded in 8 counties, including Fingal.

Plants species such as cherry laurel, rhododendron, sea buckthorn, Japanese knotweed and Hottentot fig can be found at several sites Fingal. Red squirrels are limited to forested areas in Fingal such as around Howth, the Ward River valley in Swords and the Hollywood area, as the grey squirrel has taken over most other woodlands in the county.

#### 6.2.1.10 Ecological Sites

Article 10 of the Habitats Directive recognises the importance of ecological networks as corridors and stepping-stones for the movement of wildlife. Migration, movement and the long-term genetic health of species are assisted through creating linked networks for biodiversity purposes.

The directive requires that connectivity and areas of ecological value that lie outside of the designated ecological sites be maintained. The directive recognises the need for the management of these areas through land use planning and development policies. These networks are considered imperative in connecting areas of biodiversity within the county to each other, thus avoiding the habitat fragmentation (the creation of isolated islands of habitat). These corridors are particularly important for mammals, small birds and bats.

Fingal has a number of undeveloped or protected corridors of land, which act as links from the surrounding countryside into Meath, Kildare and into the denser urban core of Dublin City. Protected corridors include; the Liffey Valley: connecting Wicklow, Kildare, South Dublin, Fingal and Dublin City; and the Royal Canal: connecting the River Shannon to Dublin City through Fingal. Other corridors include the Tolka River, Ward River, Broadmeadow River, Santry River, Mayne River, Ballyboghil River and Ballough Stream.

Coastal habitats, rivers, riverbanks, treelines and hedgerows are important components of Fingal's ecological networks, allowing for linkages between and within designated ecological sites and the non-designated surrounding countryside. Further elements to be considered within any habitat or green network include streams, wet ditches and hedgerows of biodiversity and heritage importance which form barony or townland boundaries, and stepping stone areas such as defunct quarries, ponds, pools and areas of woodland or substantial tree-lines.

#### 6.2.1.11 Tree Preservation Orders

Tree Preservation Orders (TPOs) enable local authorities to preserve any single tree or group of trees and bring them under planning control. TPOs are only made if it appears that a tree or group of trees need to be protected in the interests of amenity in the environment. The Planning and Development Act 2000 has further outlined the legal framework and procedures provided in the

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<sup>2</sup> O'Flynn, C., Kelly, J. and Lysaght, L. (2014). Ireland's invasive and non-native species – trends in introductions. National Biodiversity Data Centre Series No. 2.

1963 Act to make a TPO. There are currently three TPOs within Fingal and these are: The Vicarage Church Road, Swords; Santry Demesne and Brackenstown/Brazil, Swords.

### 6.2.1.12 Nature Development Areas

In Ireland processes such as the intensification of farming, urban development, the use of land for recreational activities and declining water quality, have resulted in the destruction or reduction of natural habitats (hedgerows, flower rich margins, arable margins and wetlands). This has generated increased pressures on plant and animal populations and consequently resulted in a depletion of wildlife species. Nature Development Areas (NDAs) are designed to encourage landowners to participate in nature conservation projects which will assist with the maintenance and re-establishment of affected species.

NDAs are areas identified by Fingal as an approach to nature conservation and it is integrated with the existing land use. Categories of land use are established, with the chosen areas within each category reflecting the present value of wildlife and potential value. In Fingal, the land use and habitats have been divided into the following categories: farmland; demesnes; golf courses; parkland; quarries; waterbodies; and woodland.

As Fingal is dominated by farmland (approx. 60% land use), the NDAs within aim to provide suitable habitat for a wide range of species typically associated with this type of land use. These include species such as yellowhammer, corncrake and grey partridge. The remaining areas combined, account for just over one third of the land cover however; all categories play an important role in nature conservation in the Fingal area.

## 6.2.2 Existing Environmental Pressures / Problems

The Fingal coastline is an area of high landscape quality, natural heritage and amenity value. The coast is increasingly important for a range of recreational activities (e.g. sailing) and for its amenities (e.g. beaches). Population and economic growth over the past number of years has put pressure on habitats and species within Fingal due to urban expansion, housing and building in general, tourism and recreation and infrastructure provision. As the population of the region increases, the demands made on the coastline, its habitats and waters will grow. It is important that the coastal zone, together with its associated ecological networks, is managed and developed in a way that protects and enhances its natural heritage and landscape.

The impact of predicted sea level rise due to climate change needs to be considered in the draft Fingal DP. The predicted increase in the frequency of storm surges and high tides will increase the extent, severity and recurrence of coastal flooding, leading to increased coastal erosion. Development in coastal areas must recognise the need for coastal protection and the role that coastal habitats such as salt marshes and sand dunes play in this. Coastal erosion is a key pressure and can result in the removal of soft substrates such as beaches and dune systems, which are important habitats.

Site specific threats and pressures have been identified in the Screening for Appropriate Assessment report that accompanies the Fingal DP. In summary, the principle pressures common to most if not all of the European Sites occurring within the Zone of Influence of the draft Fingal DP include the proximity to, and requirement of a relatively large resident and visitor populous coupled with continuous urbanisation alongside the need for industrial or commercial areas, presence of roads, bridges and viaducts and all forms of pollution or eutrophication such as agricultural run-off and

industrial and municipal effluents discharging into the land and water environment as well as discharges to the marine environment. A number of threats associated with agricultural and market gardening include eutrophication, abandonment of management and loss of habitat or corridor. Pressures also arise from a plethora of recreational uses and activities (land and water based) as well as the potential increase in requirements such as access improvements, opening up of areas previously inaccessible to the public. Flora and fauna, both terrestrial and aquatic, are vulnerable to invasive non-native species as a result of inappropriate planning and management or construction of projects.

Development of greenfield sites in particular can put pressure on biodiversity due to loss of local habitats and through species declines, the main cause of which is habitat fragmentation. Population and economic growth over the past number of years up until the economic recession put pressure on greenfield sites within Fingal due to urban expansion, housing and building in general, tourism, recreation and provision of infrastructure. Relatively little house-building has been undertaken in Fingal since 2008, leading to an uptake in previously-vacant residential units.

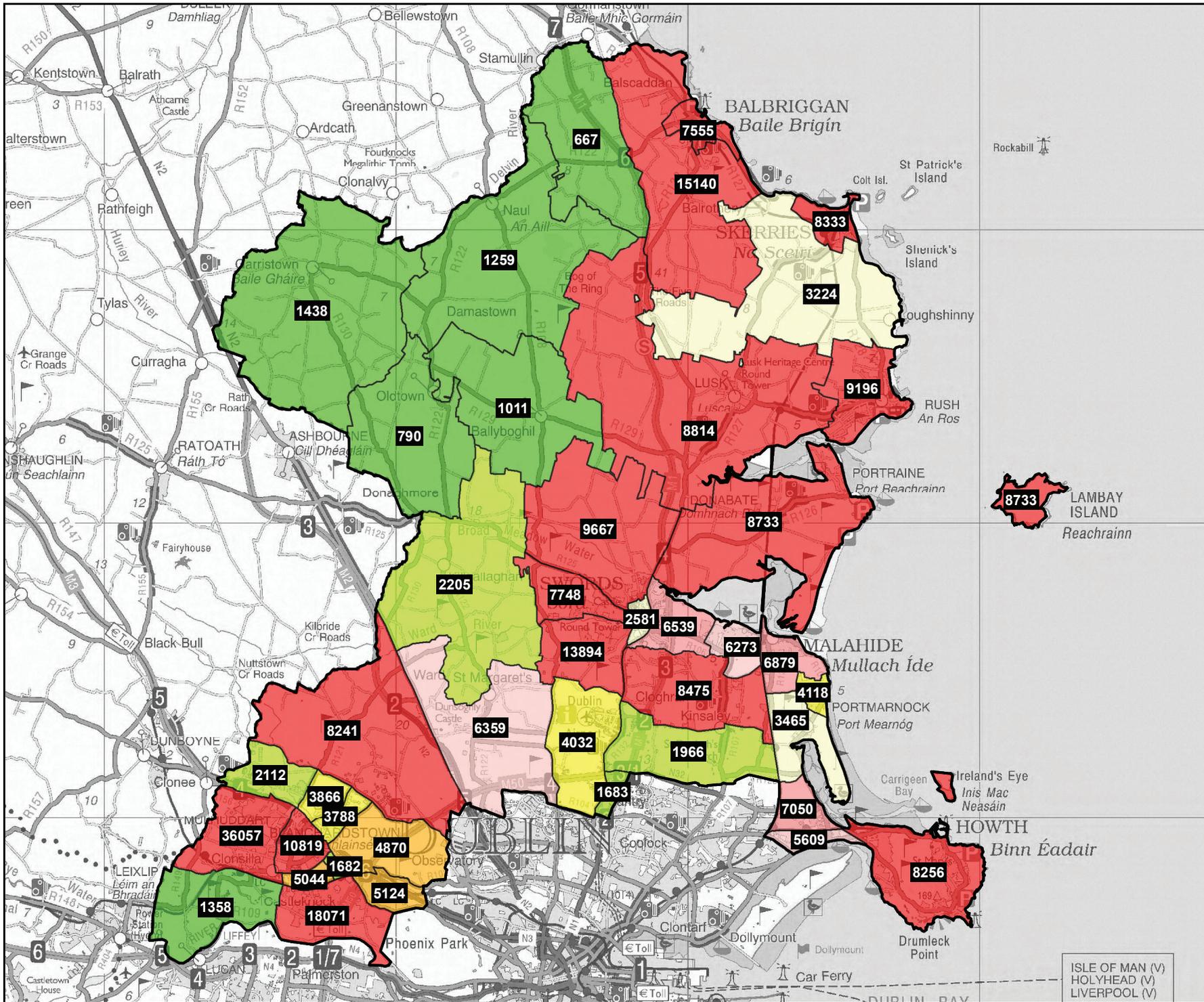
With the pick-up in the economy, this is putting pressure on the local authority to provide additional housing, in particular; the current challenge is to provide for such development while minimising impacts on flora, fauna and areas rich in diversity. Where land is currently zoned it is also necessary to continue to minimise future adverse impacts through careful development in a coordinated and sustainable manner.

## 6.3 POPULATION AND HUMAN HEALTH

### 6.3.1 Population

The administrative area of Fingal covers approximately 455.9km<sup>2</sup>, which is 0.65% of the state and stretches from the River Liffey and the Dublin City boundary to north of Balbriggan. The census results for 2011 showed that the population for Fingal County was 273,991 persons, an increase of approximately 13.3% since the 2006 census (CSO, 2011). This accounts for 5.97% of the national population. The results of the next CSO Census of Population will be due in 2016 and it is noted that this data will not be available in time for the SEA Environmental Report on the draft Fingal DP. On a national level, the country's population shows a steady increase according to the CSO's annual population estimates. Since the 2011 census was conducted, population has increased to an estimated 4.6 million in 2014 (an increase of 0.37% on the previous year, or 0.77% since the 2011 census).

**Figure 6.4** shows the population per electoral division (ED) in County Fingal, while **Figure 6.5** shows the percentage change in population per ED between 2006 and 2011. Together these figures provide a clear indication of the distribution of population within the county. In terms of population change, the largest growth centres since 2006 have been EDs along the coast and at the edges of the county. A key feature of population change in Fingal has been the uneven distribution of growth, with some EDs experiencing strong population growth, such as Balbriggan Rural, Ballyboughil and Garristown, while other EDs have experienced stagnation or decline e.g. Blanchardstown-Delwood, Blanchardstown-Tyrrelstown and Portmarnock South. It must be recognised that the baseline house numbers/ population varies significantly between different EDs.



**Legend**

**Population 2011**

- 7,501 - 36,500
- 6,501 - 7,500
- 5,501 - 6,500
- 4,501 - 5,500
- 3,501 - 4,500
- 2,501 - 3,500
- 1,501 - 2,500
- 500 - 1,500

Data Source: CSO Census 2011

Client: Fingal County Council  
Comhairle Contae Fhine Gall

Project: SEA & AA of the Fingal Development Plan [2017-2023]

Title: Population per Electoral Division (2011)  
Figure 6.4

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Issue Details	
Drawn By: NON	Project No. MDE1205
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Approved By: EO	Projection: ITM (IRENET95)
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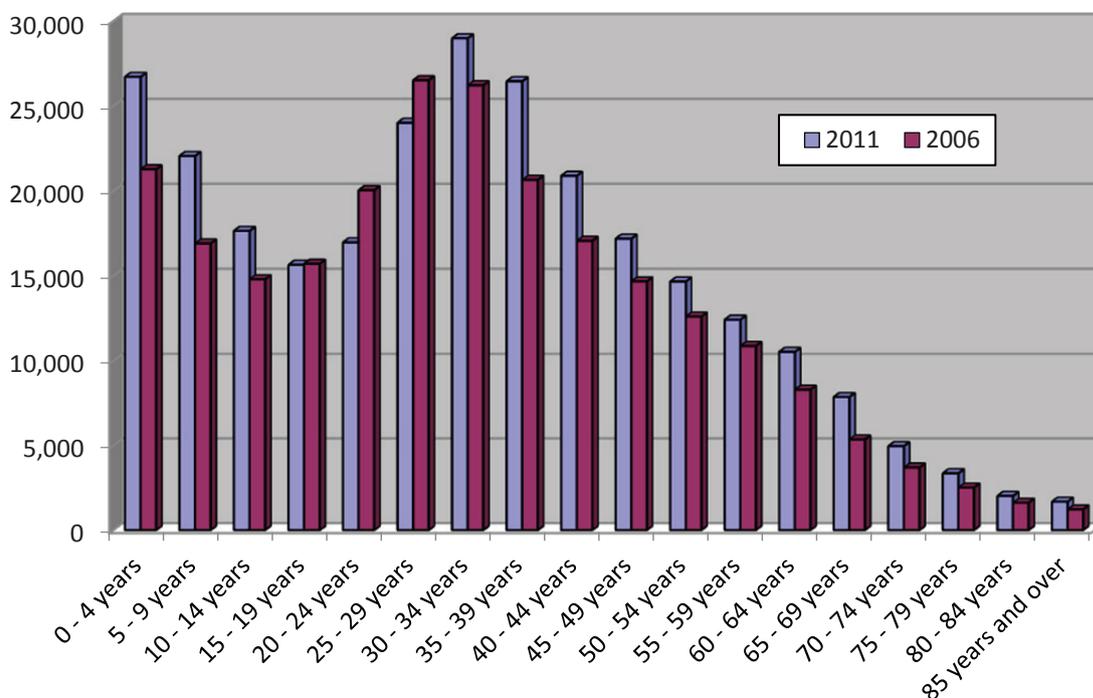
NOTE: 1. This drawing is the property of RPS Group Ltd. It is a confidential document and must not be copied, used, or its contents divulged without prior written consent.  
2. All levels are referred to Ordnance Datum, Mean Head.  
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ISLE OF MAN (V)  
HOLYHEAD (V)  
LIVERPOOL (V)



The age structure of the population of Fingal is important to examine, as this will have implications for future housing demand, schools and health care services. **Figure 6.6** outlines the number of people within each age cohort for 2006 and 2011. As shown, there has been an overall population increase across almost all age groups, but particularly in the younger age brackets of 0-4 and 5-9, and in the 30-34, 35-39 and 40-44 age brackets, which make up the bulk of the working population. This increase in the working population, accompanied by a substantial increase in the number of children between 0 and 9 years, paints a picture of the population of Fingal as young families with preschool and primary school-age children.

This picture is supported by the 2011 Census figures for the average age of a person in Fingal, 32.9, and the average number of persons per private household in Fingal which is 2.9 and slightly higher than the State average of 2.7 persons. As these children age, there will be a greater requirement for primary and secondary school places. The increase in the older population will also have long-term implications relating to health and social service needs.



Source: 2006 and 2011 CSO Census

**Figure 6-6 - Population by Age in Fingal for 2006 and 2011**

### 6.3.2 Housing

The Planning and Development Act places a statutory obligation on planning authorities to ensure that sufficient land is zoned for housing in the draft Fingal DP to meet housing requirements over the plan period. At the same time, there is a need to have matching social and physical infrastructure. The Housing Strategy will ensure that the county provides for the housing of the existing and future populations. It is required to provide for different housing needs, including social and affordable housing, and all forms of sheltered or specialised housing.

According to the latest Residential Land Availability Study for 2014 (DECLG, 2015), Fingal has approximately 1,159 hectares of land zoned for residential development that has not yet been

constructed. In total, this land is estimated to provide for approximately 36,025 additional housing units. It is noted for 2014 there are 12,098 units (houses and apartments) which have planning permission in place, but are not yet started (Source: Figure 16 – Settlement Strategy Background Issues Paper 2017).

Over the period 2000-2007, which comprised the high growth years, Fingal produced an annual average of 5,371 residential units. If the exceptionally high years of 2003 and 2004 are omitted this average falls to 4,702 residential units per year. From 2008 up to the latest figures of completions in Q4 of 2014, the average number of housing completions per year drops to 890. Housing completions dropped sharply from 2,149 in 2008 to a low of 364 in 2012, however the number of completions have begun rising again (809 in 2014).

In June 2000 there was an estimated 54,000 housing units in Fingal in the urban areas. By June 2014 this had grown to an estimated 96,000 housing units. In addition there are approximately 6,600 houses in the rural areas of the county making a total of 102,000 housing units in the county in 2014. Fingal has been one of the fastest growing counties in the State. However, like the rest of the State, there has been very little house building since 2008. Nonetheless, there is evidence that house building is beginning to pick up again with a number of sites active around the county.

When the current Fingal DP was adopted in 2011 there was an estimated 1,433 hectares (ha) of land zoned in urban areas for residential development. This figure has changed very little in the intervening period with 1,366 ha estimated as being available in 2014. The zoned urban land in 2011 was estimated as being capable of accommodating 47,590 units of which 15,147 were granted but not built.

In 2014, it is estimated that the 1,366 ha available on urban zoned land has the potential to accommodate 43,734 units. In the rural areas, there is further potential for 1,831 units in the villages, rural clusters and other rural areas. There is also further capacity on infill sites within towns and villages. Therefore, at the end of 2014 there was potential on relevant zoned land, not including smaller infill, for 45,565 units. While this is approximately 2,489 units short of the estimated RPG target, including the 50% headroom up to 2026, of 48,054, the deficit could easily be accommodated over the 9 year period (average 277 units per year) on smaller infill sites throughout the county which are not accounted for in the available land figures.

### 6.3.3 Local Authority Housing

A review of the Service Indicators in the Local Authorities 2013 Report to the Minister for the DECLG by the Local Government Management Agency (2014) provides useful data in relation to a variety of indicators of local authority performance. **Table 6.5** provides figures in relation to local authority housing in Fingal.

**Table 6.5 - Current Status of Local Authority Housing Stock**

The total number of dwellings in local authority stock	4,473
The total number of dwellings, excluding those subject to major refurbishment projects	4,466
The overall percentage of dwellings that are empty (excluding those subject to major refurbishment projects)	2.8
The percentage of empty dwellings unavailable for letting	80.2

The percentage of empty dwellings available for letting	19.8
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### 6.3.4 Amenities

Fingal has a diverse and interesting character ranging from both urban and rural areas to the coast and river valleys. The main urban centres include Blanchardstown, Swords, Balbriggan, Malahide, Portmarnock, Donabate, Baldoyle, Skerries, Sutton, Howth, Lusk and Rush. The remainder of the county is mainly rural in character and includes the villages of Ballyboghil, Oldtown, Rowlestown, Naul, Balrothery, Garristown and Loughshinney. Many of these urban centres have developed considerably in recent years due to rapid population growth in the GDA. Population growth, and the unprecedented growth in the economy, has led to improved road infrastructure and significant development in the form of commercial premises, retail units and large-scale residential housing schemes. Such development has improved employment opportunities while increasing the demand for community infrastructure. Community infrastructure within Fingal has expanded in recent years to accommodate the rapid population growth and includes educational facilities, social service provisions, nursing homes, childcare facilities, community facilities (e.g. libraries, museums, religious buildings and cemeteries) and health and medical centres (e.g. residential care homes).

Fingal possesses a variety of significant recreational and tourist amenities and attractions, which are both land and water orientated. The coastal towns in Fingal provide opportunities for inshore and offshore water-based recreational activities including sailing, boating, windsurfing, scuba diving, swimming, powerboating, canoeing and rowing. Gardens and historic sites, such as Malahide Castle and Ardgillan and Newbridge Demesnes, remain popular day visitor attractions.

### 6.3.5 Human Health

#### 6.3.5.1 Introduction

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, are transported to come in contact with human beings). Hazards or nuisances to human health can arise as a result of exposure to these vectors, for example arising from incompatible adjacent land uses. The impact of development on human health is also influenced by the extent to which new development is accompanied by appropriate infrastructure and the maintenance of the quality of water, air and soil.

#### 6.3.5.2 Deprivation

Deprivation is frequently associated with poor health. Those who are disadvantaged socially, economically or educationally are more likely to have poor health. Deprivation indices attempt to measure deprivation, using data available from the national census. Information is utilised from two indices for Ireland: the Haase and Pratschke Index and the SAHRU Index.

**The Haase and Pratschke Index**<sup>3</sup> utilises three dimensions of affluence/disadvantage. These are 'Demographic Profile', 'Social Class Composition' and 'Labour Market Situation', each of which uses several census based indicators such as age, educational level attained, skill or social class of the

<sup>3</sup> Haase, T. and Pratschke, J. (2012). The 2011 Pobal HP Deprivation Index for Small Areas (SA).

head of the household, the average number of persons per room, and male and female unemployment rates and others, from which an Index Score is derived.

Overall, the most affluent area of Dublin as a whole (Dublin City, South County Dublin, Fingal and Dún Laoghaire-Rathdown) is along the eastern half to the north and particularly to the south. There is a clear spatial correlation between urban centres and affluence; the most affluent areas tend to cluster around the main populations centres in concentric rings.

Fingal continues to be the second most affluent county in Ireland as a whole while Dún Laoghaire-Rathdown is considered most affluent. As is the case in any of the major urban areas, there is considerable difference in relative affluence and deprivation between various parts of Fingal county. Most of the EDs in the county are considered as 'marginally above average'. The most affluent EDs can be found towards the south and east of the county. Nine EDs (Swords-Seatown, Malahide East, Malahide West, Portmarnock, Airport, Balgriffin, Castleknock-Park, Castleknock-Knockmaroon and Lucan North) are classed as 'affluent'. There are no 'very affluent' EDs in Fingal. Two EDs in Fingal (Blanchardstown-Tyrrelstown and Blanchardstown-Corduff) are classed as 'disadvantaged' on the spectrum.

**The SAHRU Index of Material Deprivation<sup>4</sup>** is based on four census-based variables, namely; unemployment, low social class, no car and rented or local authority purchased accommodation. The SAHRU Index applies a scale to illustrate relative material deprivation from 'least deprived' to 'most deprived'. Level 1 is 'least deprived' and level 10 is 'most deprived'. Using this index, Fingal is firmly in the middle to upper end of the scale. The least deprived areas are in the southeast of Fingal but also in the southwest and northern parts. There is a cluster of EDs that are 'most deprived' in the southwest area accounting for about 7.5% of the population of Fingal.

For both indices, it must be emphasised that not everyone living in deprived EDs is deprived and vice versa.

### 6.3.5.3 Water/ Wastewater

The maintenance of a supply of clean drinking water is critical in terms of human health. Monitoring stations have been established around the county and are maintained by Fingal County Council for the EPA. Water Services are provided in the GDA on a regional basis. Fingal operates a water treatment plant at Leixlip that produces a maximum treatment capacity of 215 million litres of drinking water per day, which supplies approximately 30% of the drinking requirements for the Dublin Region including north Dublin City and county, parts of South Dublin and Kildare. A ground water treatment plant at Bog of The Ring produces 3.2 million litres per day for the Balbriggan/Skerries area.

As agents for Irish Water, the Council currently operates wastewater treatment plants at Swords and Malahide in addition to a Design, Build and Operate Plant serving Balbriggan and Skerries. A plant at Portrane also serves this community as well as Donabate, Rush and Lusk. A number of smaller plants treat wastewater in the rural towns and villages. Wastewater from the GDA including Blanchardstown/Castleknock, south Fingal/Dublin Airport and the Howth/Sutton/Baldoyle and Portmarnock areas is piped to the Ringsend Wastewater Treatment Plant operated by Dublin City Council for treatment. Outside of the main towns and villages, the main method of sewage disposal

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<sup>4</sup> <http://www.sahru.tcd.ie/index.php>

is by means of individual septic tanks and proprietary treatment systems. Further information on water quality is addressed in **Section 6.5 (Water)**.

#### **6.3.5.4 Soils**

In some areas of the county, soil has been polluted and contaminated by development which has failed to follow good environmental practice and/or which has not been serviced by the appropriate infrastructure. A number of sites are located in the county that may have a negative effect on the soil resource in which they are located. These include contaminated areas such as old landfills. Re-use of brownfield and contaminated sites, subject to de-contamination, is preferable to impact upon fertile greenfield soils. This issue is explored further in **Section 6.4 (Soils and Geology)** and **Section 6.5 (Water)**.

#### **6.3.5.5 Air and Noise**

The impact of air related issues on human health can generally be divided into two categories, air pollution and noise pollution.

Air quality monitoring is currently being carried out by the EPA at two locations in Fingal: Blanchardstown, close to the M50/N3 Interchange, and Swords. The majority of air pollution issues relate to traffic emissions increasing levels of NO<sub>x</sub> and PM<sub>10</sub>.

Noise pollution is considered to be one of the most damaging and prevalent forms of nuisance and pollution within urban areas. High levels of traffic noise especially can have a detrimental effect on the quality of life. There are localised noise sources, which include Dublin Airport, air conditioning equipment, marine traffic, harbour activities, train movements and nightclubs. On foot of Directive 2002/49/EC (transposed into the Environmental Noise Regulations), the four local authorities within the agglomeration of Dublin (Dublin City Council, Fingal, Dún Laoghaire-Rathdown and South Dublin County Councils) have prepared a Noise Action Plan, including noise maps for the Dublin Agglomeration 2013-2018. Both air and noise pollution will be dealt with in greater detail in **Section 6.6 (Air and Noise)**.

#### **6.3.5.6 Dublin Airport**

Dublin Airport is of international and national importance and represents the most significant single economic entity in Fingal and the Dublin region. There are Public Safety Zones (PSZs) on the Fingal DP maps and they are used to prevent inappropriate use of land where the risk to the public is greatest. These PSZs emanate from a study commissioned by the Department of Transport and the Department of the Environment, Heritage and Local Government from ERM and completed in 2003. The purpose of PSZs is to protect the public on the ground from the small but real possibility that an aircraft might crash in a populated area. The ERM report recommends that severe restrictions on development should apply within the Inner PSZs and restrictions on certain categories and densities of development should apply within the Outer PSZs. At a meeting on 19<sup>th</sup> January 2005, the Government approved the drawing up of guidelines by the Minister for the Environment, Heritage and Local Government (now DECLG) to be issued to Local Authorities regarding PSZs at the three State Airports. These guidelines have not yet been issued. With regard to any development that could affect the safety of aircraft and the safe and efficient navigation thereof, the Council will continue to seek and follow the advice of the Irish Aviation Authority.

### 6.3.5.7 Major Accidents Directive

The EU Directive on the control of major accident hazards, commonly known as the Seveso III Directive (2012/18/EU), has replaced the Seveso II Directive (96/82/EC), and is implemented in Ireland through the Control of Major Accident Hazards Involving Dangerous Substances (COMAH) Regulations (S.I. 476/2000). The directive aims to prevent major accident hazards involving dangerous substances and chemicals and the limitation of their consequences for people and the environment. The directive's objectives must be pursued through controls on the following:

- The siting of new establishments;
- Modifications to existing establishments; and
- Development in the vicinity of an establishment which, by virtue of its type or siting, is likely to increase the risk or consequences of a major accident.

In conjunction with the Health and Safety Authority (HSA), it is policy for Fingal County Council to implement the provisions of the Seveso III Directive and to have regard to the provisions of the directive and recommendations of the HSA in the assessment of all planning applications located on or impacted by such sites.

Seveso sites are defined as industrial sites which, because of the presence of sufficient quantities of dangerous or hazardous substances, must be regulated under the EU directive. If there are planning applications for development occurring within a certain distance of the perimeter of a Seveso site, the HSA provides appropriate advice to the planning authorities in respect of development within a distance of these sites.

Contaminated land requires appropriate remediation of the site prior to any development, ensuring there is no migration of contaminated material during remediation or measures to handle landfill gases. Seveso sites are categorised as Upper Tier or Lower Tier depending on the size of the site or quantities of dangerous/hazardous material present. In Fingal there are 5 Upper Tier sites and 5 Lower Tier sites, as shown in **Table 6.6**.

**Table 6.6 - Seveso Sites in Fingal**

Upper Tier Sites	
Site Name	Address
Barclay Chemicals Manufacturing Ltd. (t/a Barclay Crop)	Damastown Way, Damastown Industrial Park, Mulhuddart, Dublin 15
Chemco (Ireland) Ltd. (t/a Chemsourc Logistics)	Macetown North, Damastown Industrial Estate, Dublin
Chemco (Ireland) Ltd. (t/a Chemsourc Logistics)	Unit 2, Stadium Business Park, Ballycoolin Road, Cappagh, Dublin 11
Contract & General Warehousing Ltd.	Westpoint Business Park, Navan Road, Mulhuddart, Dublin 15
Mallinckrodt Medical Imaging – Ireland (t/a Covidien Pharmaceuticals Dublin)	Damastown, Mulhuddart, Dublin 15
Lower Tier Sites	
Astellas Ireland Co. Ltd.	Damastown Road, Damastown Industrial Park, Mulhuddart, Dublin 15
Clarochem Ireland Ltd.	Damastown, Mulhuddart, Dublin 15

Upper Tier Sites	
Site Name	Address
Gensys Power Ltd.	Huntstown Power Station, Huntstown Quarry, Dublin 11
Swords Laboratories	Watery Lane, Swords, Co. Dublin
Swords Laboratories (t/a Bristol Myers Squibb Cruiserath)	Cruiserath Road, Mulhuddart, Dublin 15

Source: HSA List of Seveso Establishments; updated May 2015 and retrieved July 2015.

### 6.3.6 Existing Environmental Pressures / Problems

The population of Fingal is expected to grow and will likely rise to over 303,000 by 2016. The current population represents approximately 22% of Dublin's population. Fingal is one of the fastest growing counties but there has been relatively little house building since 2008. The key pressures following recovery from the economic downturn are: reducing urban sprawl and dispersed settlement patterns while providing houses to meet targets (preferably along public transport routes), to maintain agricultural production in the face of future growth, and to maintain both cultural and natural heritage resources in the face of development pressure and demand for recreation along coasts. The age profile of Fingal is lower on average than other counties, representing a high number of people of working age. Given that the south of Fingal is adjacent to Dublin City and has some of the most significant industry, enterprise and commercial areas in the country, high volumes of workers commute out of the county every day. Unemployment in Fingal is falling but still high overall, and given the number of commercial vacancies in urban areas an existing issue remains attracting and keeping skilled workers within the county and the need to regenerate existing employment areas.

Other issues include the need to increase the connectivity and permeability of existing developed areas i.e. where areas may be in close geographic proximity to services but cul-de-sacs, busy roads, lack of route crossings and narrow footpaths reduce walking/cycling or public transport options. A shift in market preferences for residential developments (lower densities) is an issue as it can lead to urban sprawl, making provision of services and access to public transport options more difficult and can potentially impact on green infrastructure (the connectivity, preservation and access to open, green or amenity spaces). Challenges facing rural areas of Fingal include the continued survival of the agricultural industry, managing the environmental impact of rural homes and protection of the natural features of the area and ensuring that the rural villages are centres of economic and social activity.

## 6.4 SOILS AND GEOLOGY

### 6.4.1 Soils

Soil is a non-renewable resource that performs many vital functions: food and other biomass production, storage, filtration and transformation of many substances including water, carbon, and nitrogen. Soil has a role as a habitat and gene pool, serves as a platform for human activities, landscape and heritage and acts as a provider of raw materials. Such functions of soil are worthy of protection because of their socio-economic as well as environmental importance. Soils in any area are the result of the interaction of various factors, such as parent material, climate, vegetation and human action. Impacts on soils can occur through development generally as well as erosion, loss of organic matter, contamination, industrial pollution and agriculture. Fingal has strong ties to

agriculture and horticulture and the agri-food sector plays a vital role in the local and national economy.

As far back as 2006, the EC published a proposal Communication (COM(2006) 231) for a frame directive, leading the way for full EU legislation and more recently in 2012 they published a policy report on the implementation of the Strategy and ongoing activities (COM(2012) 46). However in May 2014, the European Commission decided to withdraw the proposal for this directive. The Seventh Environment Action Program has asserted that degradation of soil is a serious problem, both for member states and globally. It is proposed that by 2020 all land in the EU should be managed sustainably and soils afforded protection, with remediation of contaminated sites also a priority.

Teagasc, in conjunction with the EPA, launched the Third Edition Soil Map in 2014, part of the Irish Soil Information System, a project which combined traditional soil survey techniques with digital mapping in a GIS-based soil information system. Phase 1 of the project began in 2008 and was completed in 2014, with Phase 2 progressing from 2015; this project provides valuable information on existing soils in the county. The dominant soils types across much of Fingal, as shown in **Figure 6.7**, are characterised by fine loamy drifts with limestones and siliceous stones. Clayey soils occur towards the north of Fingal. Urban/made ground is interspersed throughout the county, particularly along the coast and in the south of the county, reflecting settlement patterns. The coastal areas are by their nature characterised by the presence of rock outcroppings, beaches, sand dunes and tidal/marshy areas. Soils in the river valleys are comprised of riverine alluviums with marine alluviums deposited near the coast.

Information on subsoils is available from the EPA's Soil and Subsoil Mapping Project (2006), completed in conjunction with the Geological Survey of Ireland (GSI), the Forest Service and Teagasc. Much of the subsoil in Fingal, as shown in **Figure 6.8**, is derived from variable Carboniferous-age limestone parent material, present across the majority of the mid to southern parts of the county. The subsoils in the northern part of the county is predominantly derived from Namurian (mid-Carboniferous) age sandstone and shale tills, with subsoils in the far north of Fingal derived from Cambrian-Silurian (lower Palaeozoic) age sandstones and shales.

#### 6.4.2 Bedrock Geology

The oldest bedrock in Fingal is Cambrian (lower Palaeozoic) in age, and comprised of hard quartzites, forming the outcrops at Howth head and Ireland's Eye, as shown in **Figure 6.9**. Ordovician age volcanics along the east coast are related to a time of volcanic activity, with Lambay Island representing the remnants of an extinct volcano. The majority of the bedrock underlying the rest of Fingal is comprised of various bedded and un-bedded limestone formations which were deposited during the early Carboniferous period, when the eastern part of Ireland underwent uplift and erosion. Subsequent subsidence over millions of years coupled with changing sea levels resulted in the deposit of shallow and then deeper marine sediments accumulating across much of the county. Much of the bedrock, especially on lower ground is covered by a layer of Quaternary-age sediments (2.6 million years ago to present) and much of this material is glacial till and alluvial in nature.

#### 6.4.3 Quarries

According to the Extractive Industries Register maintained by the EPA under the Waste Management (Management of Waste from the Extractive Industries) Regulations 2009 (S.I. 566/2009), there are 4 quarries in Fingal including: Cook Quarry, Windgate Road, Howth; Feltrim Quarry, Swords;

Huntstown Quarry, North Road, Finglas; and Kilshane Quarry, Baylane. The Geological Survey of Ireland's (GSI) active quarries database notes that the Huntstown and Feltrim Quarries were active as of 2014.

#### 6.4.4 Landslide Susceptibility

Fingal has a low landslide risk as much of the county is low-lying ground. According to the Geological Survey of Ireland's landslide susceptibility mapping, the vast majority of the county has been rated as having 'low' landslide susceptibility, with the risk rising to 'moderately low' in isolated patches throughout the county. There is one recorded landslide within Fingal; this landslide occurred in 1990 at the Knockmaroon Glen Quarry in Diswellstown.

#### 6.4.5 Geological Heritage

The GSI identifies a number of sites in Fingal that are of geological interest i.e. county geological sites (CGCs), as shown in **Table 6.7**. CGCs represent sites of particular local or national geological importance and are adopted under the National Heritage Plan; however these sites are not covered by the statutory protection of Natural Heritage Areas. CGCs represent important aspects of geological heritage conservation.

**Table 6.7 - Geological Heritage Sites in Fingal**

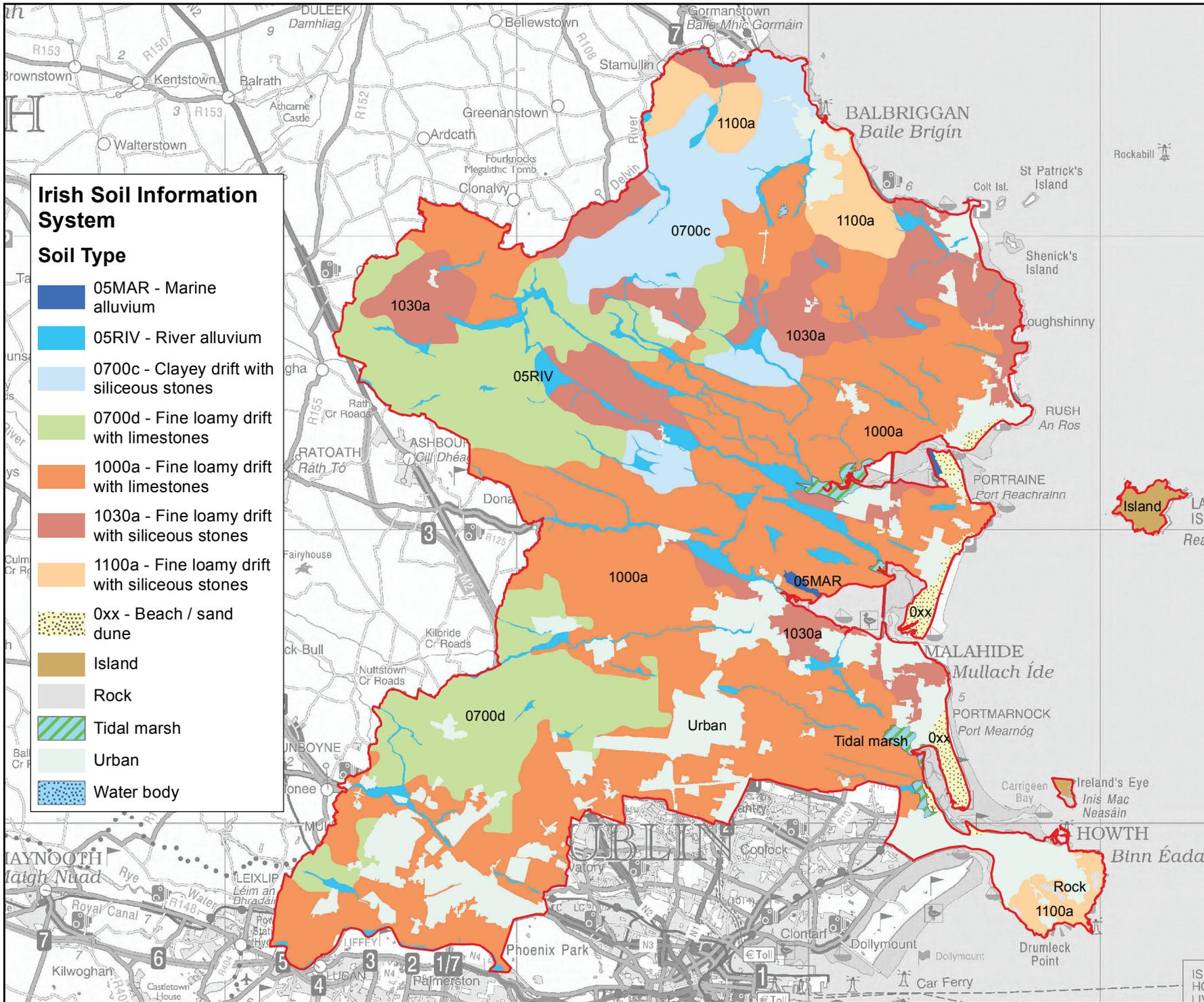
Site Name	Site Code	Site Description
Portrane Shore	DF001	Coastal cliffs and foreshore
Fancourt Shore	DF002	Coastal cliffs and foreshore
Lambay Island	DF003	Entire island with extensive coastal cliffs and inland natural exposures of rock
Curkeen Hill Quarry	DF004	Disused quarry used as a landfill site
Feltrim Quarry	DF005	Working quarry on Feltrim Hill
Malahide Coast	DF006	Coastal section
Skerries to Rush	DF007	Coastal cliff and foreshore section
Ardgillan House Boulder	DF008	Single large boulder on access path to Ardgillan House
Bottle Quay	DF009	Coastal cliffs and foreshore section
Hill of Howth	DF010	Valleys and rock outcrops on the Hill of Howth
Ireland's Eye	DF011	Entire island with cliff section and inland outcrops
Shenick's Island	DF012	Coastal exposures around an island
Balscaddan Bay	DF013	Coastal cliffs within a small bay area
Claremont Strand	DF014	Coastal and foreshore section
Milverton Quarry	DF015	Working quarry
Nags Head Quarry	DF016	Large working quarry
Balrickard Quarry	DF017	Disused quarry
Walshestown Stream Section	DF018	Rock exposures along the banks of a 1.5km stream section
Rockabill	DF019	Two entire islands
Malahide Point	DF020	Dunes and a sand/shingle beach
Mulhuddart Holy Well	DF021	Cold spring contained within a stone shrine at the roadside

#### 6.4.6 Existing Environmental Pressures / Problems

Development on greenfield sites is a significant issue facing the soil resource within Fingal. It restricts the agricultural potential of soil and this decreases the sustainable production of food. Further, greenfield development involves the building upon and therefore sealing off of soil, which in itself presents an environmental pressure. The perception of Fingal as having a large 'land bank' has led and will lead to increasing pressure on agricultural land, a vital resource within its own right and one that could become increasingly important in seeking to mitigate against climate change by increased local food production. The north of Fingal in particular is home to excellent quality soils and this region produces 47% of national vegetable output and 37% of protected fruits, vegetables and nursery plants (i.e. those grown under cover e.g. in greenhouses). The current challenges are the management of future growth while maintaining agricultural production, and reducing urban sprawl to preserve high quality soils for agriculture and food production.

Soil also has the potential to be polluted and contaminated as a result of development which is not serviced by appropriate wastewater infrastructure. Also soil erosion due mainly to surface erosion resulting from construction works and agriculture/ forestry operations has major potential to impact on water quality and fisheries resources. In addition to water quality and fisheries, these can impact on infrastructure and can have health and safety implications. In addition, the lack of a Soil Framework Directive means there is no legislative basis for the protection of soils.

The presence of large quarrying operations in Fingal is another existing pressure, resulting in the extraction and removal of significant quantities of non-renewable soils, and allowing for pollution to access groundwater where these activities are not carried out using best practice. Where quarrying is extensive in area and depth, the hydrological flow of the water table may be affected. Quarries, specifically those in scenic areas, can have a significant effect in the landscape.



### Irish Soil Information System

#### Soil Type

- 05MAR - Marine alluvium
- 05RIV - River alluvium
- 0700c - Clayey drift with siliceous stones
- 0700d - Fine loamy drift with limestones
- 1000a - Fine loamy drift with limestones
- 1030a - Fine loamy drift with siliceous stones
- 1100a - Fine loamy drift with siliceous stones
- 0xx - Beach / sand dune
- Island
- Rock
- Tidal marsh
- Urban
- Water body

### Legend

Data Source: Irish Soils information System Project; undertaken for EPA by Teagasc and Cranfield University.



Client  
**Fingal County Council**  
 Comhairle Contae Fhine Gall

Project  
**SEA & AA for Fingal Development Plan [2017-2023]**

Title  
**Irish Soil Information System - Soil Types**  
 Figure 6.7

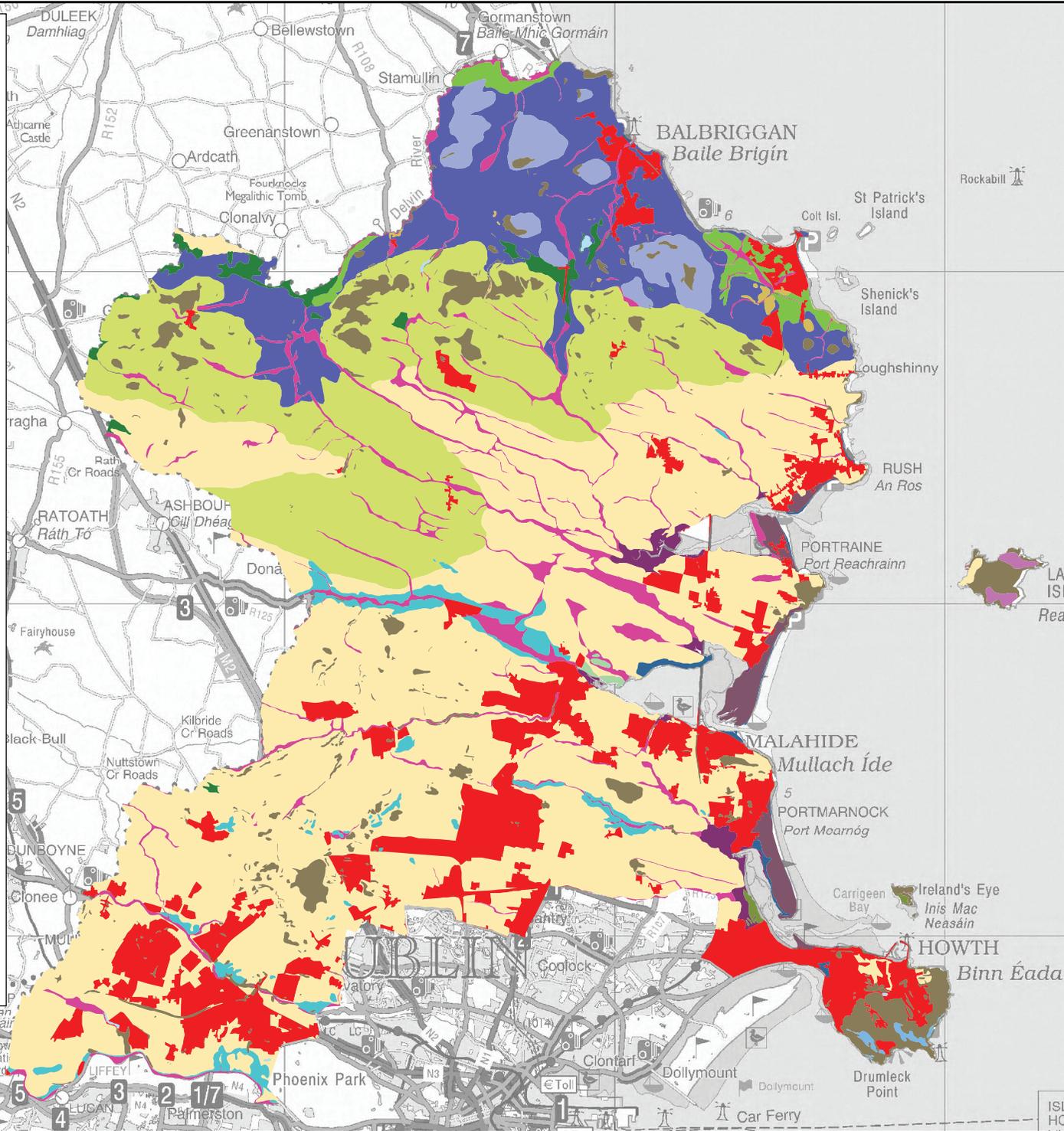
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### Subsoils

- A - Alluvium Undifferentiated
- GLPSSs - Sandstone & shale sands, gravels (Lower Palaeozoic)
- GLs - Limestone sands & gravels (Carboniferous)
- IrSTLPSSs - Sandstone & shale till (Lwr Palaeozoic) with matrix of Irish Sea Basin
- KaRck - Karstified limestone bedrock at surface
- L - Undifferentiated lake sediments
- Made ground
- Mbs - Beach sand
- Mesc - Estuarine sediments (silts/clay)
- Rck - bedrock at surface
- TBi - Basic igneous till
- TDSs - sandstone till (Devonian)
- TLPSSs - Sandstone & shale till (Lower Palaeozoic)
- TLs - Limestone till (Carboniferous)
- TNSSs - Sandstone & shale till (Namurian)
- TQz - Quartzite till
- Water
- Ws - blown sand
- Wsd - blown sand in dunes



### Legend

Data Source: Soils and subsoils GIS data generated by Teagasc with co-operation of the Forest Service, EPA and GSI. Project completed May 2006.



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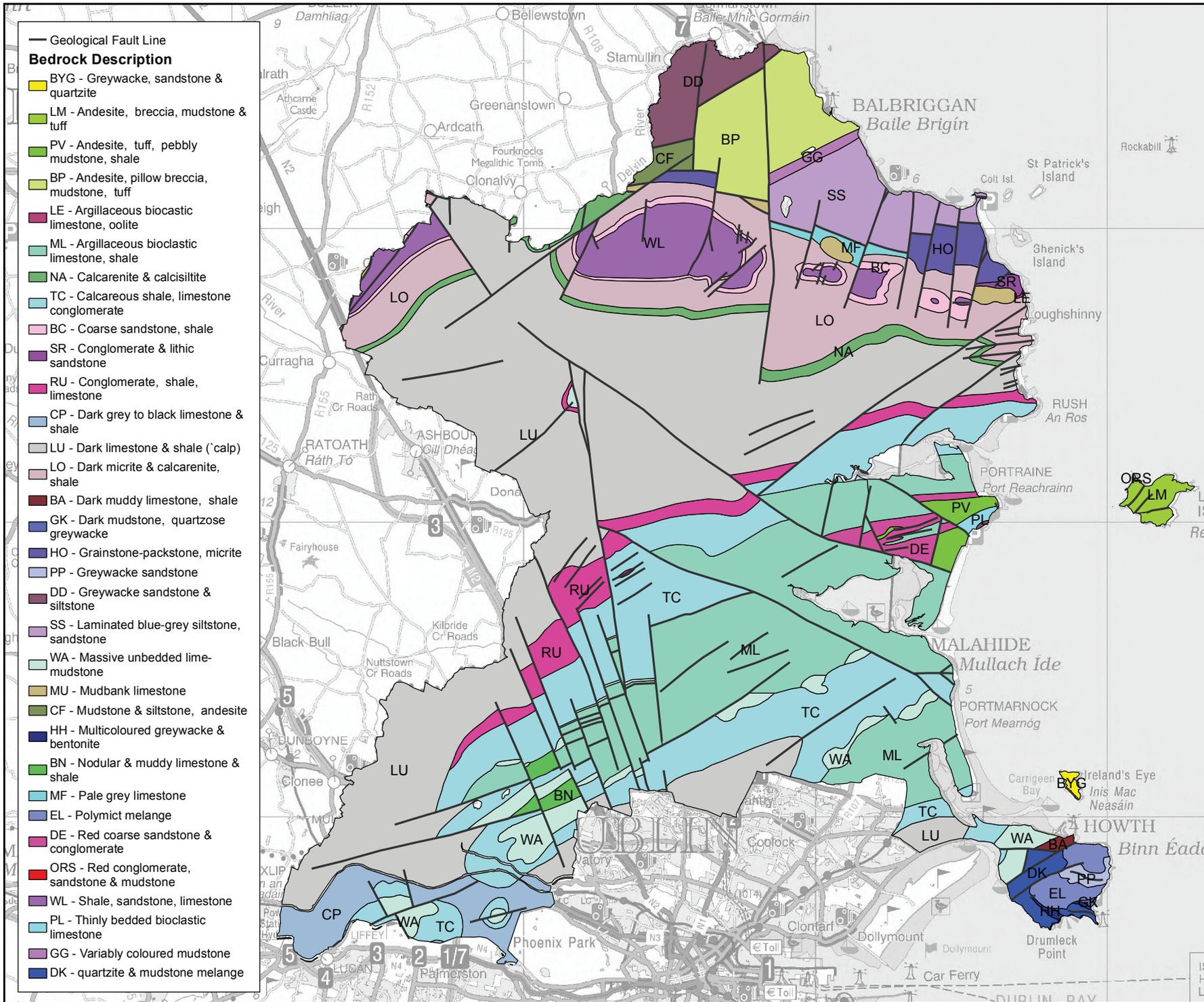
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Title  
**Subsoils**  
 Figure 6.8

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- Geological Fault Line
- Bedrock Description**
- BYG - Greywacke, sandstone & quartzite
  - LM - Andesite, breccia, mudstone & tuff
  - PV - Andesite, tuff, pebbly mudstone, shale
  - BP - Andesite, pillow breccia, mudstone, tuff
  - LE - Argillaceous bioclastic limestone, oolite
  - ML - Argillaceous bioclastic limestone, shale
  - NA - Calcareneite & calcisiltite
  - TC - Calcareous shale, limestone conglomerate
  - BC - Coarse sandstone, shale
  - SR - Conglomerate & lithic sandstone
  - RU - Conglomerate, shale, limestone
  - CP - Dark grey to black limestone & shale
  - LU - Dark limestone & shale ('calp)
  - LO - Dark micrite & calcarenite, shale
  - BA - Dark muddy limestone, shale
  - GK - Dark mudstone, quartzose greywacke
  - HO - Grainstone-packstone, micrite
  - PP - Greywacke sandstone
  - DD - Greywacke sandstone & siltstone
  - SS - Laminated blue-grey siltstone, sandstone
  - WA - Massive unbedded lime-mudstone
  - MU - Mudbank limestone
  - CF - Mudstone & siltstone, andesite
  - HH - Multicoloured greywacke & bentonite
  - BN - Nodular & muddy limestone & shale
  - MF - Pale grey limestone
  - EL - Polymict melange
  - DE - Red coarse sandstone & conglomerate
  - ORS - Red conglomerate, sandstone & mudstone
  - WL - Shale, sandstone, limestone
  - PL - Thinly bedded bioclastic limestone
  - GG - Variably coloured mudstone
  - DK - quartzite & mudstone melange

**Legend**

Data Source: Geological Survey of Ireland, DCENR.



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## Bedrock Geology

Figure 6.9

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## 6.5 WATER

### 6.5.1 River Basin Districts and Water Bodies

Since 2000, the Water Framework Directive (2000/60/EC), or WFD, has directed water management in the EU. It requires that all Member States implement the necessary measures to prevent deterioration of the status of all waters (surface, ground, estuarine and coastal) and to protect, enhance and restore all waters with the aim of achieving 'good status' by 2015. To achieve this, and for the purposes of implementing the WFD, Ireland was divided into eight river basin districts (RBDs) or areas of land that are drained by a large river or number of rivers and the adjacent estuarine/coastal areas, with Fingal wholly located within the Eastern River Basin District (ERBD). The first River Basin Management Plan (RBMP) for the ERBD, and accompanying environmental report, was published in 2009. It is noted that the second cycle of the RBMPs (for the period 2015-2021) is now underway. Updated RBMPs are intended to be delivered in the second half of 2017. Fingal have applied for derogation until 2021, and 2027 in some instances, for its rivers. While some gains were made under the first cycle of WFD RBMPs, further work is required if 'good status' is to be achieved across the board by 2027.

The Minister for the DECLG has put in place new government and management structures for the implementation of the next cycle of RBMPs which will serve to better deliver the requirements of the WFD. One of the results of this will be the consolidation of 5 (Eastern, South Eastern, South Western, Western and Shannon) RBDs into one national RBD. Under the new RBMP arrangements, at 'Tier 1' the Minister for the DECLG is to refine and finalise the next iteration of the RBMP and programme of measures; at 'Tier 2' the EPA is responsible for drafting environmental protection objectives, undertaking catchment characterisation and producing a common programme of measures for local authorities; the local authorities will operate at 'Tier 3' which will involve implementation and enforcement of the new RBMP. Currently, within the ERBD and for the purpose of assessment, reporting and management, water bodies has been divided into groundwater, river, lake, estuarine (i.e. transitional) waters and coastal waters which are in turn divided into specific, clearly defined water bodies.

#### 6.5.1.1 Register of Protected Areas

Article 6 (Annex IV) of the WFD requires each Member State to establish a register of protected areas (RPA) for the water bodies, or parts of water bodies, that must have extra controls on their quality by virtue of how their waters are used by people and wildlife. This register is divided into five categories as outlined by the EPA<sup>5</sup>:

- (i) Areas designated for the abstraction of water intended for human consumption under Article 7;
- (ii) Areas designated for the protection of economically significant aquatic species;
- (iii) Bodies of water designated as recreational waters, including areas designated as bathing waters under Directive 76/160/EEC;
- (iv) Nutrient-sensitive areas, including areas designated as vulnerable zones under Directive 91/676/EEC and areas designated as sensitive areas under Directive 91/271/EEC; and
- (v) Areas designated for the protection of habitats or species where the maintenance or improvement of the status of water is an important factor in their protection, including

<sup>5</sup> WFD Register of Protected Areas Guidance Document and GeoDatabase. EPA (2015)

relevant European Sites (Natura 2000) designated under Directive 92/43/EEC (1) and Directive 79/409/EEC (2).

In Ireland, waters intended for human consumption are protected under the Drinking Water Regulations (S.I. 439/2000). The actual protected areas for drinking water are not outlined within these regulations, so the protected area for drinking waters is represented by the water body from which the water is abstracted, be it groundwater, river or lake. In the draft Fingal DP area, a stretch of the River Liffey has been identified on the RPA for Drinking Water.

The whole section of the River Liffey running along Fingal's southern boundary is listed as a Nutrient Sensitive River and the Inner Broadmeadow Estuary is also listed as a Nutrient Sensitive Area. Recreational waters (bathing waters) are included in the RPA and contain all the areas listed in the Bathing Water Regulations (S.I. 155/1992). These include Sutton (Burrow Beach), Claremont Beach, Portmarnock, Malahide, Donabate, Portrane, Rush (South Beach), Loughshinny, Skerries and Balbriggan.

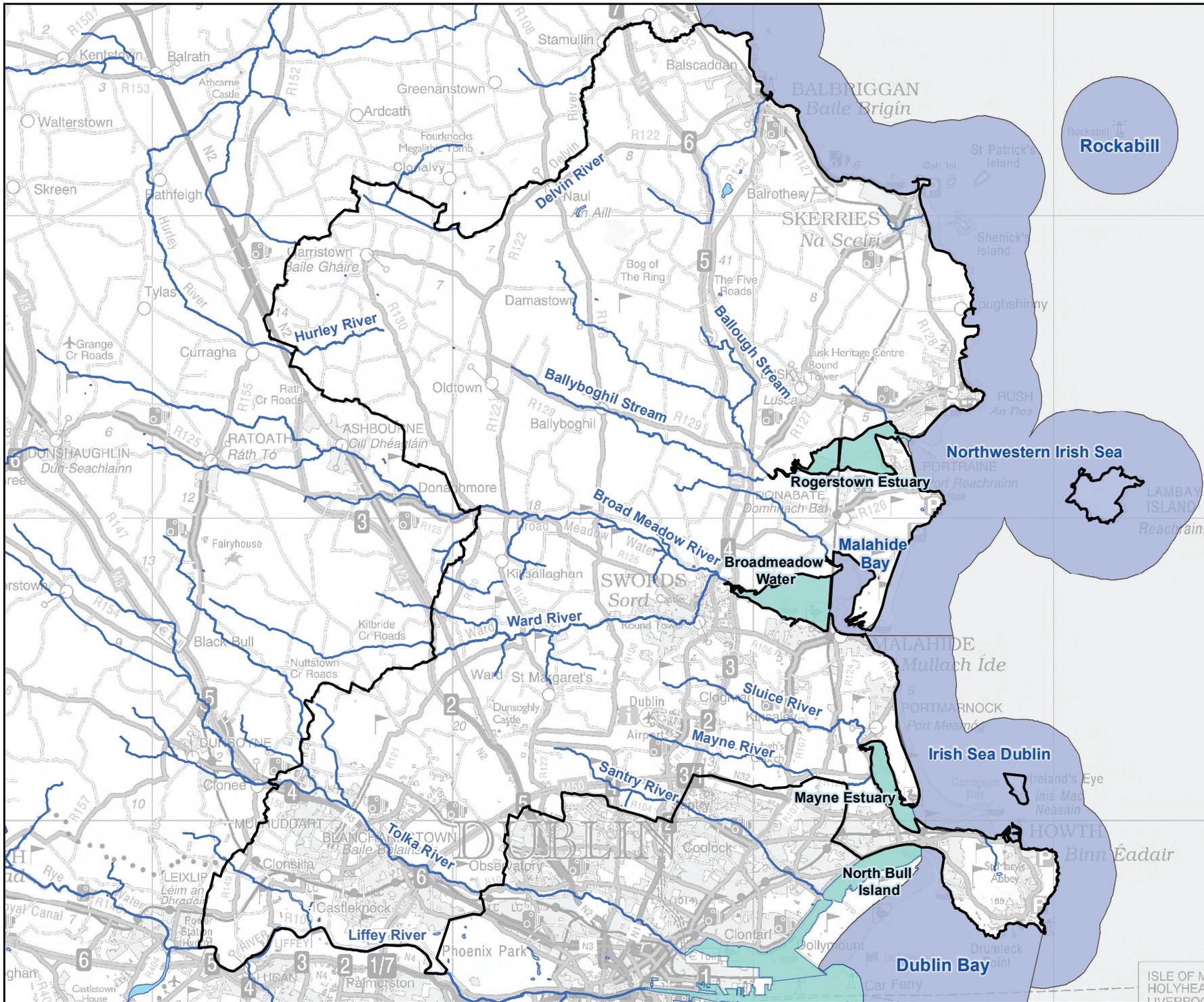
There are a number of designated Shellfish Areas along the Fingal coast that include the coastal areas of Malahide and Balbriggan/Skerries. There are no designated salmonid rivers in Fingal, however salmonids are present in the Tolka and Ward Rivers.

There are a number of protected areas for SAC water dependent species, including features around Lambay Island and the whole stretch of the Rockabill to Dalkey Island SAC. RPAs for water dependent habitats are contained in all the coastal and marine SAC sites; similarly RPA protected areas for water dependant species are present in the coastal SPA sites.

#### 6.5.1.2 Rivers

The main rivers within Fingal are the Mayne River, sections of the Tolka River, the Ward River, the Broadmeadow River and the Delvin River, and their associated tributaries, as shown in **Figure 6.10**. Water quality data is generally collected annually. The most recent water quality data available from the EPA (October 2015) identifies the Ballyboughil, Broadmeadow, Mayne and Ward Rivers as being of poor status (Q value between Q2 and Q3). The section of the Tolka River that flows through Fingal is of bad status (Q value between Q1 and Q2) at Mulhuddart Bridge, changing to poor status at Old Corduff Road Bridge before it flows into Dublin City where it remains at poor status. The Delvin River, in the north of Fingal changes from poor status in its upper reaches, to moderate status (Q value between Q3 and Q4) in its middle section, before changing back to poor status again in the plains and lowland reaches.

The ecological status of waterbodies is also been determined under the WFD as being either high, good, moderate, poor, bad or unassigned and is monitored and reported over 3 year periods; the latest reporting period is 2010-2012. The Ballough Stream and Delvin River have moderate WFD status, while most other monitored rivers have poor status. The Sluice River and Ballough Stream are both unassigned in addition to a number of water bodies in the north-east near the coast. All rivers are currently classified as being '(1a) at significant risk' of failing to achieve the current WFD objectives. The ecological status of all surface waters in Fingal is shown on **Figure 6.11**.



**Legend**

- Main River
- Lake
- Transitional Water Body
- Coastal Water Body

Data Source: Environmental Protection Agency.

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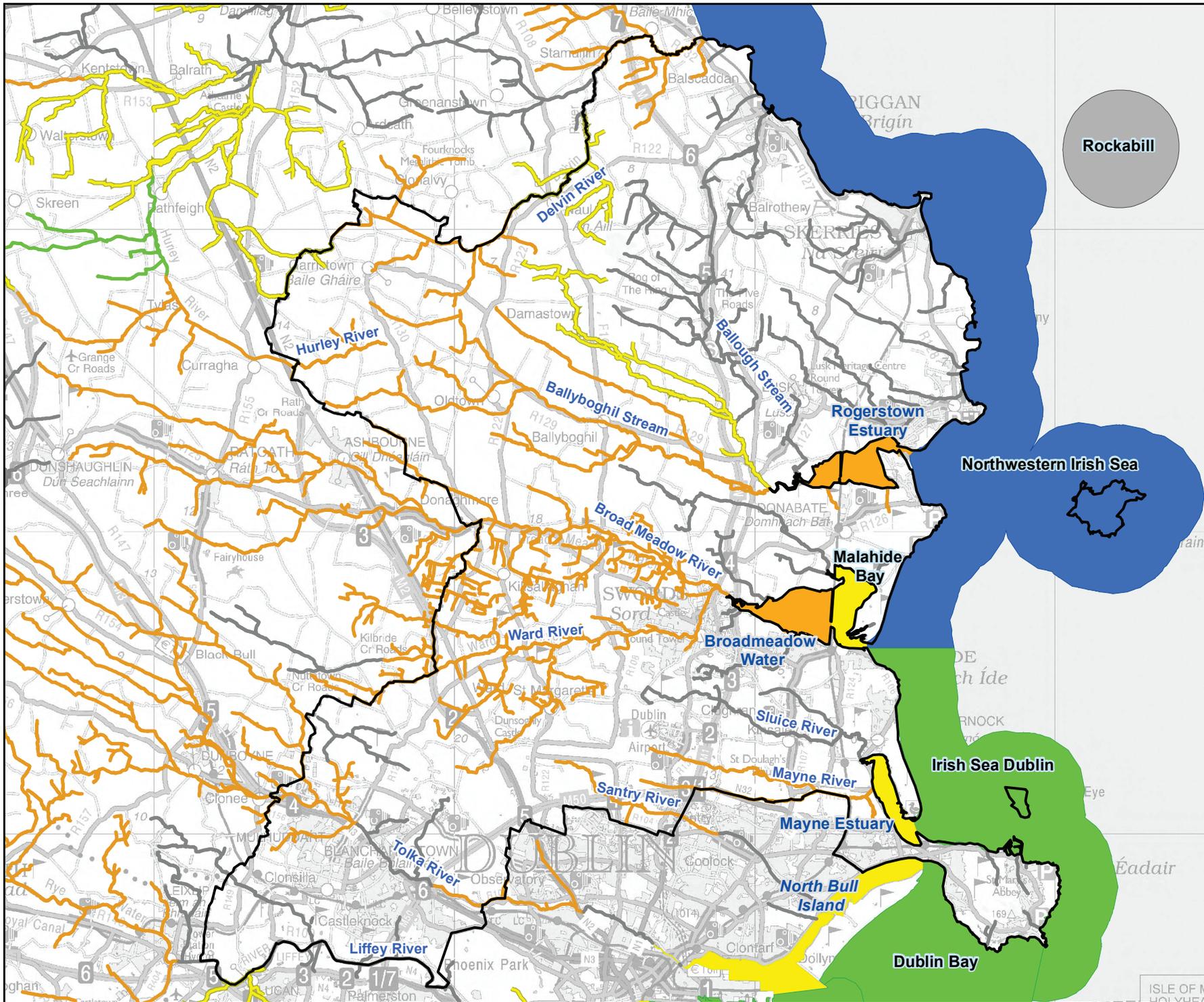
**Surface Waters**

Figure 6.10

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**Legend**

**WFD Ecological Status**

- High
- Good
- Moderate
- Poor
- Bad
- Unassigned

Data Source: Environmental Protection Agency, WFD results for the period 2010-2012, published July 2015.



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Title  
**River, Transitional and Coastal Water Body Status**  
**Figure 6.11**



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### 6.5.1.3 Transitional and Coastal Waters

Coastal waters are important for tourism, for use as bathing locations and for supporting marine wildlife. The EPA uses the Assessment of Trophic Status of Estuaries and Bays in Ireland (ATSEBI) System in order to classify the quality status of transitional waters, such as estuaries and coastal waters. Categories of criteria for nutrient enrichment, accelerated growth, and undesirable disturbance are used by the ATSEBI in order to classify the estuarine and coastal waters. There are four classifications:

- **Eutrophic waterbodies** are those in which each of the criteria is breached, i.e. where elevated nutrient concentrations, accelerated growth of plants and undesirable water quality disturbance occur simultaneously.
- **Potentially Eutrophic waterbodies** are those in which two of the criteria are breached and a third falls within 15% of the relevant threshold value/values.
- **Intermediate waterbodies** are those which do not fall into the eutrophic or potentially eutrophic classes but in which breaches of one or two of the criteria occur.
- **Unpolluted waterbodies** are those which do not breach any of the criteria. It is noted that estuarine and coastal waters can attain good status as defined by the WFD through the achievement of unpolluted status.

The transitional water bodies adjacent to the draft Fingal DP which are currently monitored for water quality by the EPA are the Rogerstown Estuary and the Mayne Estuary. Both estuaries have been classified as eutrophic. The coastal water bodies around Fingal are comprised of Malahide Bay, the Northwestern Irish Sea, Irish Sea Dublin and Dublin Bay. Malahide bay is classified as intermediate while the other coastal water bodies are classified as unpolluted.

Of the transitional water bodies, Rogerstown Estuary and the Broadmeadow Water are at poor status; the Mayne Estuary and waters around North Bull Island are at moderate status. Of the coastal water bodies, Malahide Bay is at moderate status; the Irish Sea Dublin and Dublin Bay are at good status; and the North-western Irish Sea is at high status, as shown in **Figure 6.11**.

In terms of achieving the WFD objectives in 2015, the entire coastal region of Fingal has been classified as '(1a) at significant risk' of failing to achieve current WFD objectives, with the exception of the area around the Rockabill Islands, which is classified as '(2b) strongly expected to achieve good status' under current WFD objectives.

### 6.5.1.4 Groundwater

The GSI rates aquifers based on their hydrogeological characteristics as well as on the value of the groundwater resource. Ireland's entire land surface is divided into 9 aquifer categories while Fingal is divided into 5. The northern part of the county is mostly underlain by a locally important aquifer, which is generally moderately productive; there is also a pocket of generally unproductive poor aquifer between Balbriggan and Stramullen and a strip of karstified locally important aquifer. The remainder of Fingal is underlain by either locally important bedrock aquifer, which is moderately productive only in local zones, or poor bedrock aquifer, which is generally unproductive except for local zones, as shown in **Figure 6.12**.

The GSI further classifies the groundwater resource according to vulnerability, i.e. the hydrogeological characteristics intrinsic to a groundwater body which determines how easily that water body may be contaminated through human activities. In Fingal, groundwater vulnerability

exhibits a range of vulnerability ratings classified by low risk up to moderate, high, extreme and 'X', where the rock is exposed near the surface or comprised of karst, as shown in **Figure 6.13**. Much of the middle to upper regions of the county have a low vulnerability rating, rising to high and extreme, notably in the north-east, the south-west and around coastal areas. Some patches of Fingal, particularly in the uplands, are rated as X vulnerability.

In conjunction with the GSI, a Groundwater Protection Scheme has been prepared for the county. This provides guidelines for the planning and licensing authorities in carrying out their functions, and a framework to assist in decision-making on the location, nature and control of developments and activities in order to protect groundwater. Use of the scheme helps to ensure that within the planning and licensing processes due regard is taken of the need to maintain the beneficial use of groundwater. A Groundwater Protection Scheme aims to maintain the quantity and quality of groundwater and in some cases improve it, by applying a risk assessment-based approach to groundwater protection and sustainable development.

The status of the groundwater bodies in Fingal, based on the quality and quantity of the groundwater body, has been determined under the WFD as good or poor. The status of the groundwater bodies across Fingal is currently good.

## 6.5.2 Quality of Bathing Waters

Within Fingal, bathing water quality is monitored at 9 locations: Sutton (Burrow Beach), Claremont Beach, Portmarnock (Velvet Strand Beach), Donabate (Balcarrick Beach), Portrane (Brook Beach), Rush (South Beach), Loughshinny Beach, Skerries (South Beach) and Balbriggan (Front Strand Beach). Regular monitoring of bathing water quality is carried out during the bathing season (1<sup>st</sup> June - 15<sup>th</sup> September 2015<sup>6</sup>) in conformance with the requirements of the Bathing Water Quality Regulations (S.I. 79/2008).

Information on Bathing Water is compiled by the EPA from data submitted by local authorities around the country. Monitoring results are assessed for compliance with two sets of EU standards specified in the Directive: minimum quality standards (EU mandatory values) and more stringent quality targets (EU guide values). Over the bathing season, water quality at each bathing area must comply with the minimum EU mandatory values. In addition, all bathing areas should endeavour to achieve the stricter EU guide values.

The Brook Beach (Portrane), Balcarrick Beach (Donabate) and Portmarnock Beach achieved Blue Flag status in 2015. Results from *The Quality of Bathing Water in Ireland 2014* (EPA, 2015) are given in **Table 6.8**. In 2014, the quality of Ireland's bathing waters remained high with 94.1% of bathing areas (128 of 136 areas) complying with the minimum EU mandatory values and achieving sufficient water quality status. Of the 7 bathing areas that failed to achieve sufficient water quality status, one was within Fingal (Rush).

**Table 6.8 - Compliance and Water Quality Status of Designated Bathing Areas (2014)**

Bathing Water	Water Quality Status	Compliance with EU Standards	
		Mandatory	Guide
Balbriggan, Front Strand Beach	Sufficient	√	X
Claremont Beach	Good	√	√

<sup>6</sup> Blue Flag Ireland (An Taisce) <http://www.blueflagireland.org/>

Bathing Water	Water Quality Status	Compliance with EU Standards	
		Mandatory	Guide
Donabate, Balcarrick Beach	Excellent	√	√
Loughshinny Beach	Sufficient	√	X
Portmarnock, Velvet Strand Beach	Excellent	√	√
Portrane, the Brook Beach	Excellent	√	√
Rush, South Beach	Poor	X	X
Skerries, South Beach	Good	√	√
Sutton, Burrow Beach	Excellent	√	√

### 6.5.3 Drinking Water

Irish Water is the new national utility body responsible for managing water and drainage operations. It is now the contact source for the delivery of water services to homes and businesses in Ireland. Water Services are currently provided in the GDA on a regional basis. Fingal operates a water treatment plant at Leixlip that produces a maximum treatment capacity of 215 million litres of drinking water per day from the River Liffey; this plant supplies approximately 30% of the drinking requirements for the Dublin Region including north Dublin City and county, parts of South Dublin and Kildare. A ground water treatment plant at Bog of The Ring produces 3.2 million litres per day for the Balbriggan/Skerries area. This plant extracts groundwater from wells and supplements the water supply of the northern part of the county; the GSI has delineated an inner and outer source protection zone for this water supply, as shown in **Figure 6.14**.

Treated water is distributed throughout Fingal using a combination of pumped mains, gravity mains and reservoirs. There are major and minor reservoirs spread throughout the county to give backup storage and satisfy the peaks and troughs of daily demand.

The population in the GDA is projected to increase to 1.64 million by 2021. In order to meet future demands, to help mitigate the risks of climate change and pollution, and to ensure system resiliency and security, Dublin City Council embarked on a study to determine a new major water source to meet projected demand in the long-term called the *Water Supply Project Eastern-Midlands Region*. From January 2014, responsibility for this project was transferred from Dublin City Council to Irish Water. This project is studying the options including bringing water from the river Shannon. Irish Water is undertaking public consultation, specialist surveys and modelling to assess the range of water supply options.

It has been outlined to the local authorities that Irish Water will facilitate the provision of wastewater and water services, where feasible in line with their priority list, to provide connections/infrastructure as new developments are approved and progressed.

#### 6.5.3.1 Drinking Water Quality Monitoring

The Drinking Water Report 2013<sup>7</sup> (EPA, 2015) indicates that Fingal County Council met the minimum monitoring requirements as outlined in the Drinking Water Regulations. Fingal carried out over 5,400 samples during 2013 of which 4,746 were analysed; just 5 samples were non-compliant.

<sup>7</sup> Drinking Water Report - A report on the quality of Drinking Water in Ireland in 2013. EPA (2015)

The overall rate of compliance in Fingal in 2013 was 99.9%, above the national average, and the quality of water in Fingal was generally good. Compliance with the microbiological and chemical parametric values was 100%. Compliance with the *E. coli* and enterococci parametric values was good during 2013 with no *E. coli* detected in any of the 349 samples analysed and no enterococci detected in any of the 18 samples analysed.

Full compliance was achieved with all 22 chemical parameters. Compliance with the indicator parametric values was slightly lower than that of the microbiological and chemical parametric values (99.9%) and was satisfactory; *Clostridium* bacteria compliance was 99.7% and coliform bacteria compliance was 99.4%. Odour and taste exceedances were also reported, primarily due to an odour or taste of chlorine off the water, which although unpleasant to some, is not a risk to health.

#### 6.5.4 Wastewater

The wastewater strategy for the Greater Dublin Region is set out in the Greater Dublin Strategic Drainage Study (GSDS). As agents for Irish Water, the Council currently operates wastewater treatment plants at Swords (60,000 population equivalent (PE) capacity) and Malahide (21,000 PE capacity) in addition to a Design, Build and Operate Plant serving Balbriggan (70,000 PE capacity). A plant at Portrane also serves this community as well as Donabate, Rush and Lusk and has a capacity of 65,000 PE. A number of smaller plants treat wastewater in the rural towns and villages. Wastewater from the GDA including Blanchardstown/Castleknock, south Fingal/Dublin Airport and the Howth/Sutton/Baldoyle and Portmarnock areas is piped to the Ringsend Wastewater Treatment Plant operated by Dublin City Council for treatment, as identified in **Figure 6.14**.

The Greater Dublin Drainage Project, currently in preparation for a planning submission in 2016, is a new regional waste water treatment project to serve the GDA with a planned treatment plant in Clonsaugh, Fingal. It is intended to divert drainage from north of the city to the new treatment plant, thus freeing up capacity at Ringsend. Subject to planning approval, it is anticipated that this project will be operational by 2022.

Nationally, 16 (62%) of the 26 larger towns and cities achieved all the applicable nutrient quality and sampling standards in 2013, in compliance with the Urban Wastewater Treatment Directive's quality and sampling standards for nutrients in wastewater discharged to sensitive areas from larger towns and cities (> 10,000 PE), with the exception of some heavily populated areas. As a result just 17.5% of the total waste water load (in PE) discharged to sensitive areas from the 26 larger towns and cities met all the applicable nutrient quality standards in 2013<sup>8</sup>. Discharge from the Swords WWTP received a pass. Existing wastewater treatment plants (WWTP) which serve Fingal are outlined in **Table 6.9**.

**Table 6.9 - Wastewater Treatment Plants Serving Fingal**

Name / Location	Status	Details
Balbriggan & Skerries	Licensed	Agglomeration: Balbriggan/Skerries; Category: PE > 10,000; Agglomeration PE: 37,200; Design Capacity: 70,000 Treatment Level: Secondary Treatment. Barnageeragh WWTP on the outskirts of Skerries was commissioned in January

<sup>8</sup> Focus on Urban Waste Water Treatment in 2013. EPA (2014)

Name / Location	Status	Details
		2007 as Phase I of the Balbriggan Skerries Waste Water Treatment Scheme. In mid-2008 the plant was expanded to increase its capacity to 70,000 PE (Phase II) and the upgraded WWTP became operational in July 2008 and ultraviolet (UV) sterilisation was added in September 2008. The primary discharge from the WWTP is via a 2km outfall to the Irish Sea.
Ballyboghil	Certified	Category: PE < 500 Agglomeration PE: 350
Colecott Cottages	Certified	Category: PE < 500 Agglomeration PE: 48
Garristown	Certified	Category: PE < 500 Agglomeration PE: 320
Lusk	Licensed	Agglomeration: Lusk; Category: 2,001 to 10,000 PE Agglomeration PE: 7,000; Design capacity: 2,300 Treatment Level: Secondary Treatment The Lusk Agglomeration drains by gravity to the Whitestown pumping station. The Whitestown pumping station transfers the sewerage to the new Portrane wastewater treatment facility for treatment.
Malahide	Licensed	Agglomeration: Malahide; Category: > 10,000 PE Agglomeration PE: 14,007; Design capacity: 21,000 Treatment Level: Secondary Treatment The agglomeration is centred on the town of Malahide and includes some outlying areas about Baskin and Kinsaley. Effluent from the agglomeration is treated in Malahide WWTP. The plant incorporates secondary treatment UV disinfection. The agglomeration drains mainly by gravity to the WWTP. Treated effluent discharges to the coastal waters of the outer Broadmeadow Estuary.
Naul	Certified	Category: PE < 500 Agglomeration PE: 347
Newtown Cottages	Certified	Category: PE < 500 Agglomeration PE: 21
Oldtown	Certified	Category: PE < 500 Agglomeration PE: 300
Portrane/Donabate (Portrane/Donabate/Rush/ Lusk Sewerage Scheme)	Licensed (Applied)	Agglomeration: Portrane/Donabate Category: > 10,000 PE Agglomeration PE: 24,403; Design capacity: 65,000 Treatment Level: Secondary Treatment A new WWTP caters for the existing and the future expansion on the Portrane/Donabate peninsula (up to 35,000 PE) and a waste water contribution from Rush and Lusk (30,000 PE). Treated effluent discharges directly to the Irish Sea via a 1.6km outfall pipe.
Ringsend	Licensed	Agglomeration: Greater Dublin Area (GDA); Category: > 10,000 PE Agglomeration PE: 1,764,745; Design capacity: 1,640,000 Treatment Level: Secondary Treatment The agglomeration is served by Ringsend Treatment Works close to Dublin City centre. The GDA agglomeration is the largest agglomeration in Ireland. The primary discharge is into the Lower Liffey Estuary. The drainage system is characterised by a combined system in the city centre and urbanised areas and by

Name / Location	Status	Details
		separate systems in more recent suburban developments. The plant is currently operating above its design capacity; to allow for future growth it will be necessary to increase capacity to at least 2.1 million PE. Studies are currently underway to assess the potential impacts of upgrading the plant.
Rush	Licensed	Agglomeration: Rush; Category: 2,001 to 10,000 PE Agglomeration PE: 7,800; Design capacity: 0 Treatment Level: No Treatment The agglomeration covers Rush and its environs. There is no WWTP serving approximately 67% of the agglomeration; 3 pump stations pump sewage to the gravity section of the network draining to the Irish Sea at the primary outfall east of Rush town. The remaining approximate 33% of the agglomeration is pumped to the new Portrane WWTP for treatment. Rush agglomeration is to be fully connected to the Portrane WWTP after which point the licence for Rush agglomeration will cease.
Swords	Licensed	Agglomeration: Swords; Category: > 10,000 PE Agglomeration PE: 63,541; Design capacity: 60,000 Treatment Level: Tertiary N&P Removal The Swords Catchment has an extensive separate sewerage system with some combined sewers serving the town centre. Treated effluent discharges to the inner Broadmeadow Estuary. The Swords and Toburburr plants are both operating in excess of their design capacity. Planning approval has been granted to expand the Swords plant to 90,000 PE. The expansion will be complete in 2016. The Toburburr plant is intended to be decommissioned.
Turvey Cottages	Certified	Agglomeration: Turvey Cottages; Category: PE < 500; Agglomeration PE: 51
Loughshinny	Included in Balbriggan/Skerries Licence	The Loughshinny area is served by a septic tank which discharges north of the harbour. The septic tank will be replaced by a new pumping station which will transfer the effluent to the Banagerragh WWTP in Skerries for treatment. Agglomeration: Balbriggan/ Skerries Catchment >10,000PE Agglomeration PE: >700, design capacity <700 PE Treatment Level: Primary

Note: PE - population equivalent. Agglomeration - An area where the population or economic activities or both are sufficiently concentrated for a wastewater works to have been put in place (EPA).

Source: EPA Urban Wastewater Treatment Plants 06/02/2015; EPA licence documents retrieved from [www.epa.ie](http://www.epa.ie)

#### 6.5.4.1 Designated Shellfish Waters

There are two designated shellfish areas in Fingal County, Balbriggan/Skerries and Malahide. Pollution Reduction Programmes (PRPs) were put in place in 2012 for the shellfish growing water in these locations by the Minister for Environment, Community and Local Government to protect and improve the water quality in the area<sup>9,10</sup>. The purpose of this programme is to ensure compliance with the standards and objectives that were established in the Quality of Shellfish Waters Regulations 2006 (S.I. No. 268 of 2006) (as amended) and also with Article 5 of Directive 2006/113/EC of the European Parliament and of the Council on the quality required for shellfish waters.

<sup>9</sup> Balbriggan/Skerries Pollution Reduction Programme 2012 - Updated

<sup>10</sup> Malahide Pollution Reduction Programme 2012 - Updated

One of the key findings of the Water Quality Report 2010-2012<sup>11</sup> was that approximately 35% of designated shellfish areas in Ireland were non-compliant with the guide value for *E-coli*. It was noted that 35% of waters with elevated faecal contamination will require additional measures to achieve the quality objectives. Faecal contamination was seen in approximately one third of the designated shellfish areas that were monitored, however Fingal was not one of the listed worst performing areas.

The PRPs were generated in response to characterisation reports that were done for Balbriggan/Skerries and Malahide which were designed to identify relevant pressures impacting on water quality in the designated areas, establish an initial assessment of the water quality in the catchment using all available water quality data and finally prioritise the pressures in relation to their impact. There are 10 parameters measured as part of this programme and the data from 2012 indicates that Balbriggan/Skerries was not in compliance with parameter 10, faecal coliforms (guide value 300/100ml). Monitoring data from 2012 for Malahide indicates that the shellfish area is in compliance with regulation, however previous data had indicated faecal coliforms above the guide value.

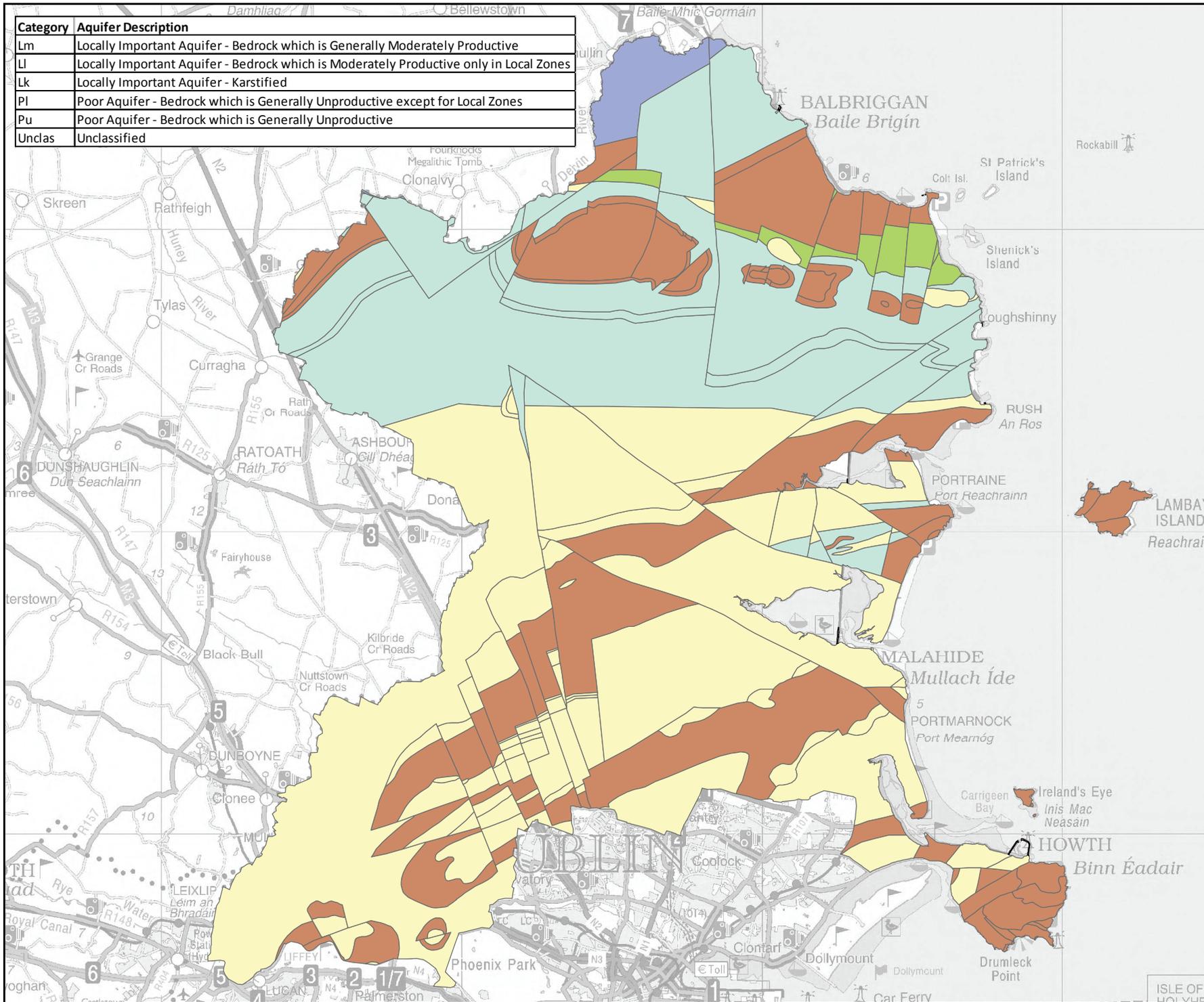
The key pressures for Balbriggan/Skerries determined by this report were urban waste water treatment systems (UWWTS) (Balbriggan and Skerries) and on-site wastewater treatment systems such as septic tanks. Key pressures in the Malahide area were identified as UWWTS and on-site WWTs. The WWTs identified were Malahide, Portrane/Donabate and Swords. The density of on-site WWT systems in the Fingal area is higher than the national average, however there are substantially less in the coastal region that could directly impact on the shellfish waters. Inadequate percolation has been identified as a risk, resulting in pathogen contamination and high phosphorus levels throughout the catchment. However, since 2012 a new system of registration and inspection for septic tanks and on-site waste water treatment systems was introduced including the requirement for remedial actions in some cases. In April 2011 Fingal County Council carried out a risk assessment on the microbiological quality of shellfish from effluent discharges, followed by the following reports submitted to the EPA, "*Balbriggan/Skerries Agglomeration – Assessment of the Impact on Shellfish Waters, Wastewater Discharge Licence No: D0023-01*" and "*Portrane/Donabate Agglomeration – Assessment of the Impact on Shellfish Waters, Wastewater Discharge Licence No: D0114-01.*"

A potential secondary pressures that could impact water quality in both locations is agriculture with estimates for fertiliser usage in Fingal higher than the national average. Combining the use of fertilisers with the areas of wet soils in the catchment means there is a greater increase of run-off to surface waters.

---

<sup>11</sup> Water Quality in Ireland 2010-2012, EPA (2015)

Category	Aquifer Description
Lm	Locally Important Aquifer - Bedrock which is Generally Moderately Productive
LI	Locally Important Aquifer - Bedrock which is Moderately Productive only in Local Zones
Lk	Locally Important Aquifer - Karstified
PI	Poor Aquifer - Bedrock which is Generally Unproductive except for Local Zones
Pu	Poor Aquifer - Bedrock which is Generally Unproductive
Unclas	Unclassified

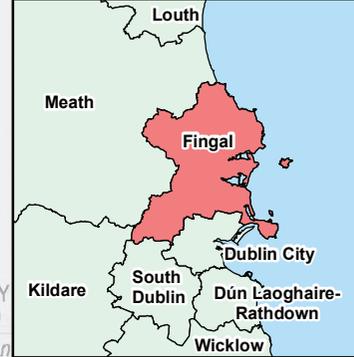


**Legend**

**Aquifer Category**

- Lm
- Lk
- LI
- PI
- Pu
- Unclas

Data Source: Geological Survey of Ireland, DCENR.



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Title

**Groundwater Aquifers**

Figure 6.12

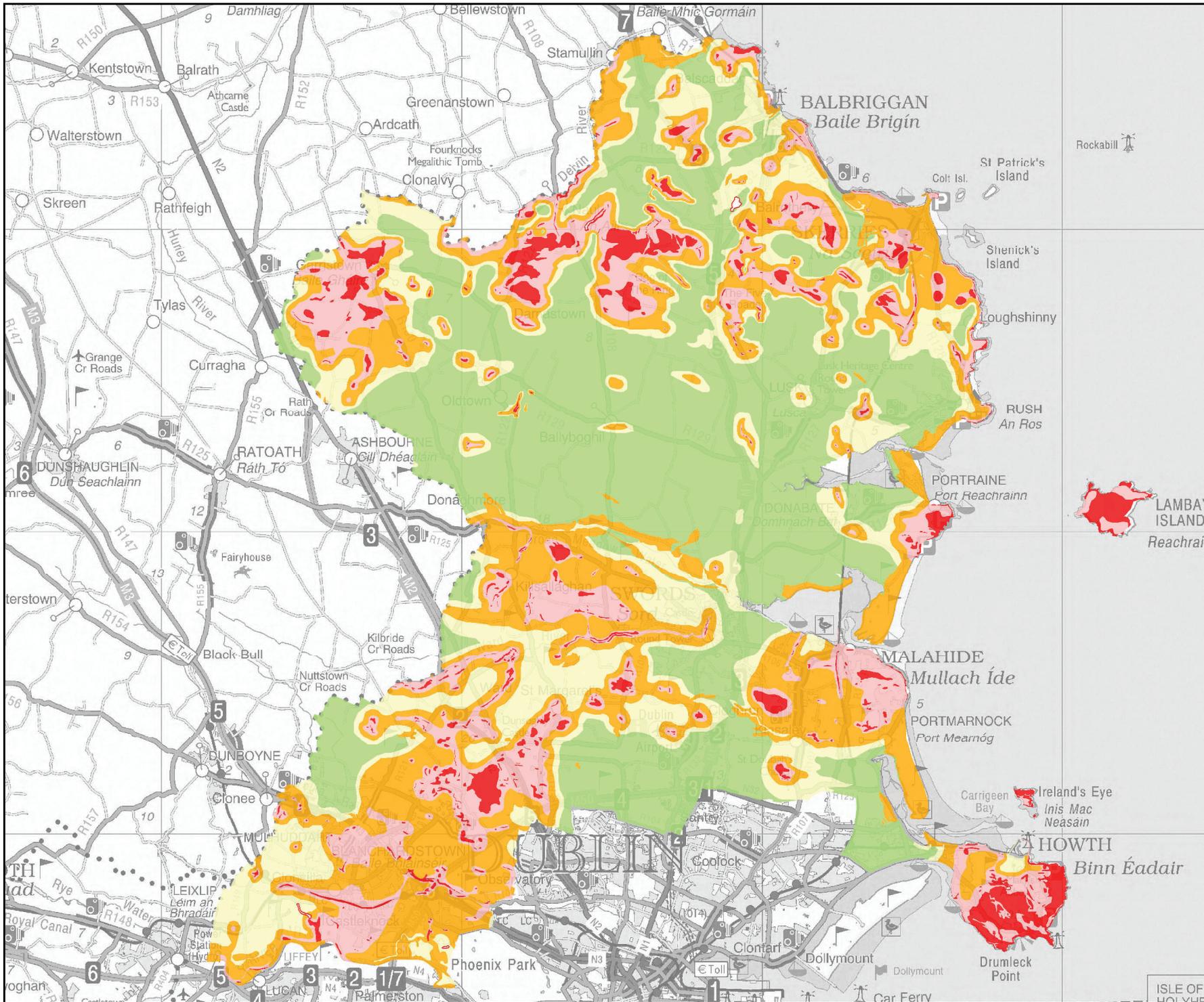


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**Legend**

- Vulnerability**
- X - Rock near surface or karst
  - E - Extreme
  - H - High
  - M - Moderate
  - L - Low
  - Water

Data Source: Geological Survey of Ireland, DCENR.



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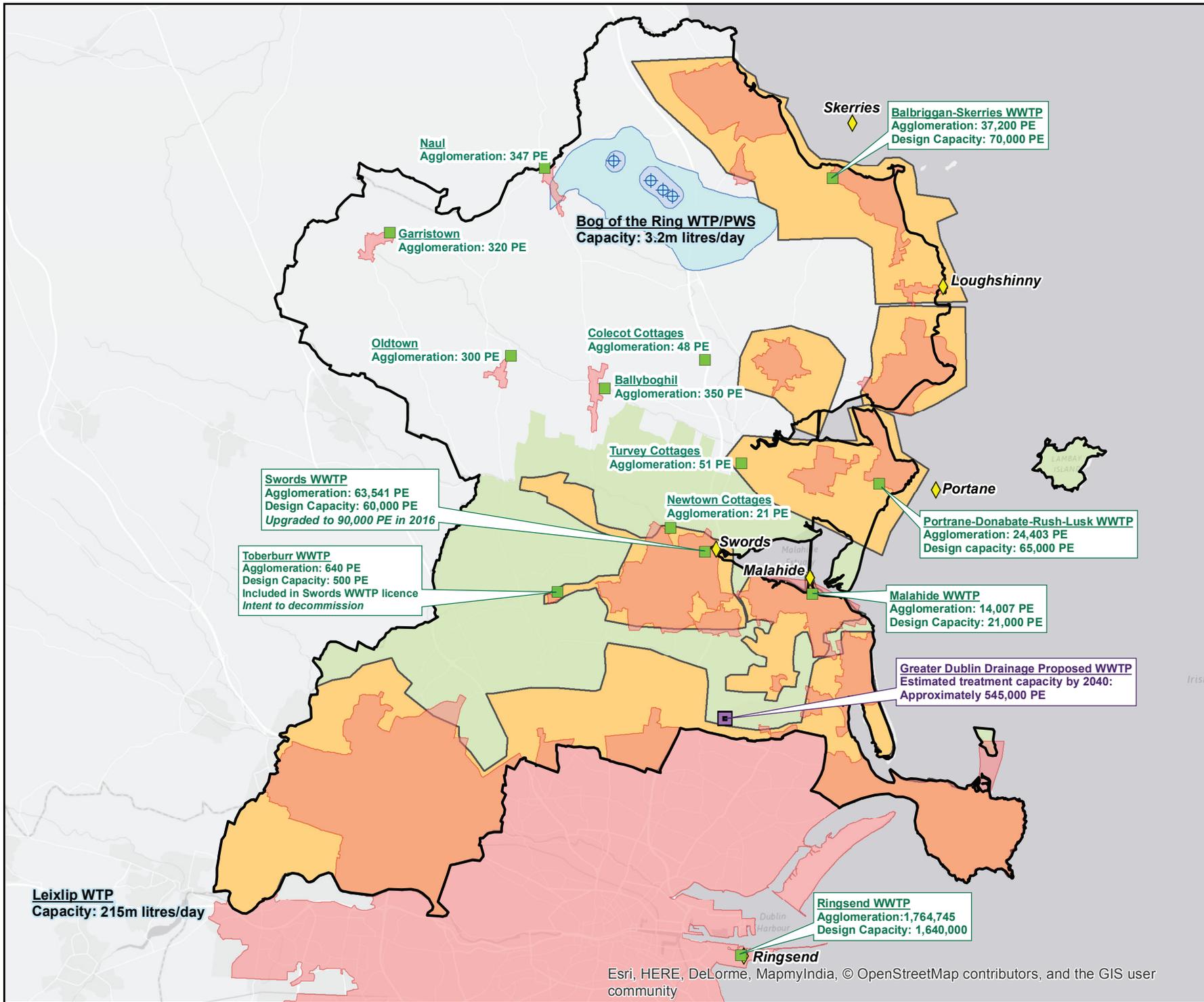
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Title  
**Groundwater Vulnerability in Fingal**  
**Figure 6.13**

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### Legend

- UWWTP Location
- ◆ UWWTP Outfall / Point Pressure
- Greater Dublin Drainage Proposed WWTP
- \* Water Treatment Plant
- ⊕ Groundwater Abstraction for Drinking Water

#### GW Source Protection Area

- Inner zone
- Outer zone
- Foul Catchment Area
- CSO Settlement Envelopes (2011)
- RPG Metropolitan Area

**Data Source:** Environmental Protection Agency, the Geological Survey of Ireland (DCENR), the Central Statistics Office (CSO) and Fingal County Council.

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Comhairle Contae Fhine Gall

**Project:** SEA & AA of the Fingal Development Plan [2017-2023]

**Title:** Water / Wastewater Treatment Plants in Fingal

**Figure 6.14**

**RPS**

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### 6.5.5 Flooding

Flooding is a natural process that can happen at any time in a wide variety of locations and plays a role in shaping the natural environment. Much of this has been attributed to climate change, resulting in increased and more intense rainfall (e.g. more thunderstorms), increasing sea levels and also due to increasing levels of urbanisation and altered land use. Coastal erosion or accretion can also increase the risk of flooding in some areas. There are several types of flooding events, which can arise separately or in combination.

Fingal is vulnerable to adverse effects from changes in the occurrence of severe rainfall events, other adverse weather conditions and associated flooding of the county's rivers combined with changes in sea level. Local conditions within the county also increase the risk of flooding; these include bridges and culverts, which restrict high flows, debris which can cause blockages and land use changes.

The EU Floods Directive (2007/60/EC) applies to river basins and coastal areas at risk of flooding. The Catchment Flood Risk Assessment and Management Studies (CFRAMS) programme commenced in Ireland in 2011 and forms a key part of the medium to long-term strategy for the management of flood risk in Ireland. The CFRAMs delivers on key components of the National Flood Policy Review (2004) and the Floods Directive, which are the driving forces behind the management of flood risk in Ireland. The CFRAMS are composed of three phases including: preliminary flood risk assessment; CFRAM-specific catchment studies and activities; and implementation and review. Consultation stages are also provided for (on the preliminary flood risk assessment, flood hazard mapping and flood risk management plans). The Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) was undertaken and completed in 2012.

The Office of Public Works is responsible at a national level for monitoring and addressing flood risk and along with the DECLG, has published a national policy guidance document on the consideration of flood risk within planning and development management. These Government Guidelines on the Planning System and Flood Risk Management (2009) were issued under Section 28 of the Planning and Development Act 2000 (as amended), and sets out that development plans and local area plans, must establish the flood risk assessment requirements for their functional area. Flood risk assessment is required by planning authorities to be an integral and leading element of their development planning functions. The guidelines are specifically aimed at linking planning and development with flood protection and flood risk assessment and recommend a clear and transparent assessment of flood risk at all stages in the planning process. It is a requirement of the guidelines that the Fingal DP and all future planning decisions have regard to the guidelines. The key guiding principles of the Flood Risk Management Guidelines are to:

- Avoid the risk, where possible;
- Substitute less vulnerable uses, where avoidance is not possible; and
- Mitigate and manage the risk, where avoidance and substitution are not possible.

The draft Guidelines issued by the DECLG "Sustainable Residential Developments in Urban Areas" sets out the policy to be followed in relation to consideration of flood risk in the planning process. Flooding events are likely to become more common as a result of climate change, combined with rising sea levels and the ongoing urbanisation of catchments.

### 6.5.5.1 Strategic Flood Risk Assessment

The SFRA Report has been prepared in accordance with the requirements of the previously identified 2009 Guidelines and Circular PL02/2014 (August 2014). The aim of the SFRA is to provide an assessment of all types of flood risk within the County to assist Fingal County Council to make informed strategic land-use planning decisions. The flood risk information will enable Fingal to apply the Guidelines sequential approach, and where necessary the Justification Test, to appraise sites for development and identify how flood risk can be reduced as part of the Fingal DP.

A Stage 1 Flood risk assessment was undertaken to identify whether there may be any flooding or surface water management issues related to the County that may warrant further investigation. Based on available data it has identified any areas at risk of flooding and flood zones in the County in order to inform the Fingal DP.

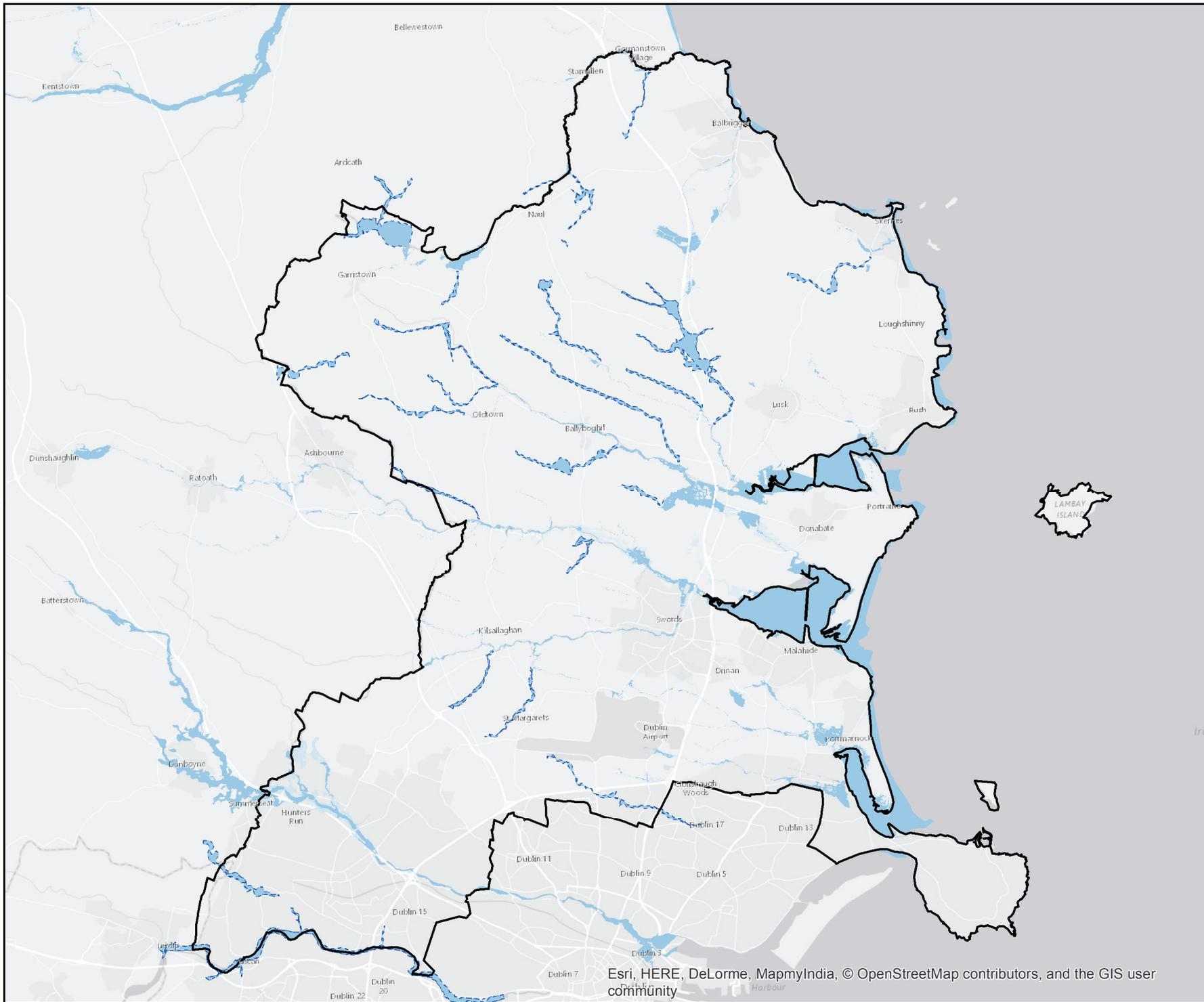
The assessment and mapping of areas of flood risk for the purposes of the Fingal SFRA is based for the most part on the mapping outputs from the Fingal East Meath Flood Risk Assessment Study (FEMFRAMS). The flood extents for fluvial and coastal flooding are presented in **Figure 6.15** and indicate: the Flood Zone A extents, where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 year for river flooding or 0.5% or 1 in 200 for coastal flooding); and the Flood Zone B extents, where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding). Flood Zone C represents all other areas which are not in zones A or B i.e. where the probability of flooding from rivers and the sea is considered low (less than 0.1% or 1 in 1000 for both river and coastal flooding).

### 6.5.6 Coastal Protection Strategy

The Irish Coastal Protection Strategy Study (ICPSS) was commissioned as a national study in 2003 with the aim of providing information to aid decision-making at a strategic level regarding the issues of coastal flooding and coastal erosion extents, and to inform planning and development in and around coastal areas. The study was completed in 2013 and contains strategic coastal erosion maps and flood hazard maps for the present scenario and looking forward to the future (to 2100).

The national coastline has been divided up into broad regions and covered under various work packages. The Fingal coastline was covered under Phase 3 of the strategy (Work Packages 2, 3 and 4A): North East Coast - Dalkey to Omeath. Primary areas of potential flood hazard were identified along this coastal stretch, including: Dublin City, Portmarnock to Bull Island, Portrane to Malahide, Drogheda to Laytown, Annagassan to Cruisetown, Dundalk and Carlingford to Greenore.

In addition to the potential risks from flooding, coastal erosion is also an important consideration in a planning context and the ICPSS looked to assess the likely future position of the coastline by the years 2030 and 2050. From the resulting modelled output and mapping generated, nine primary areas of coastal erosion risk were identified: Portrane, Skerries, Balbriggan, Bettystown to Laytown, Clogher Head to Baltray, Dunany Point to Cruisetown, Salterstown to Dunany Point, Annagassan and Greenore. The study concluded that in general there was little potential risk from coastal erosion in larger urban areas due to the presence of man-made defences. A maximum erosion rate was derived for Portmarnock Point and equated to an annualised erosion rate of 0.48m per year, while the mean annual erosion rate for the whole north east coastline is estimated at less than 0.1m per year.



### Legend

- Flood Zone A - 1% AEP Flood Extent (1 in 100 chance in any given year)
- Indicative Flood Zone A Extent
- Flood Zone B - 1% AEP Flood Extent (1 in 1000 chance in any given year)
- Indicative Flood Zone B Extent

Data Source: Fingal County Council, OPW and RPS.

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**Fingal County Council**  
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Project **SEA & AA of the Fingal Development Plan [2017-2023]**

Title **Flood Extents**

**Figure 6.15**



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### 6.5.7 Existing Environmental Pressures / Problems

**Water Quality** - A range of activities occurring in the Eastern River Basin District (ERBD) have been identified which are putting pressure on water quality. The main pressures in Fingal are from agricultural runoff, the level of water quality entering Fingal from outside catchments, outfalls from municipal wastewater treatment works, on-site treatment works (including septic tanks), urban stormwater overflows, surface water discharges, misconnections to the surface water system and licensed/unlicensed discharges. In particular the combination of agricultural, urban and hydromorphological pressures means that 84% of water bodies, covering 74% of the ERBD, are either “At Risk” or “Probably at Risk”. The WFD required the achievement of good water quality status by the year 2015. However, Fingal County Council applied for a derogation until 2021, and to 2027 in some instances, for its rivers. While some gains were made during the first cycle of RBMPs, further work is required if good status is to be achieved across the board by 2027.

**Surface Water** - As discharge from existing surface water systems causes deterioration in the receiving water quality, particularly from first flush, a challenge for the draft Fingal DP will be to ensure Sustainable urban Drainage (SuDs) measures are incorporated into new developments in particular at a level that is appropriate to minimise any adverse deterioration in water quality into the surrounding environment.

**Drinking Water** - Water supplies in the GDA are under increasing pressure from population growth and associated industrial/commercial activities. Potential effects of climate change are also raising increased concern for the security of future water supplies in the area. The need to protect drinking water sources from pollution is also an issue. The River Liffey and the Bog of the Ring are at the limit for safe abstraction, necessitating the search for a new water source. Irish Water is presently engaged in source option reviews to address future demands of the Dublin area and other areas benefitting from proximity to pipelines to the new source.

**Wastewater** - Ringsend Wastewater Treatment Plant (WWTP) is currently operating above its design capacity but upgrades are currently advancing with anticipated completion of all works by 2022. The upgrade to Portrane WWTP was completed in 2012 with Portrane, Donabate, Lusk and part of Rush connected to the new plant. The remainder of the Rush agglomeration, approximately 5,000 PE, discharges untreated into the coastal waters. Further foul sewer pump stations and associated pipework are required to fully complete the scheme, subject to approval from Irish Water. Provision of future wastewater infrastructure will play a crucial role in the development of Fingal. The SEA on the Greater Dublin Strategic Drainage (GDSDS) Strategy recommended the development of a Regional WWTP to be located at a suitable site in North County Dublin, an untreated effluent sewer conveying sewage to the plant and a coastal outfall at a suitable location on the North Dublin Coastline. Clonshaugh, located in south Fingal, was chosen as the proposed location and a planning application is currently being prepared for a planning submission. The new plant will divert drainage from north of Dublin City, thus freeing up some capacity at Ringsend. It is anticipated that the initial phase of this Project will be operational by 2022, subject to planning approval.

**Flooding** - Fingal and East Meath have suffered from flooding over the years; while annual average rainfall is fairly low, the small catchment area and its slope lends itself to extreme flood events. Increased flooding events are also more likely as an effect of the changing climate. Tidal flooding will affect low-lying coastal areas in extreme weather conditions, and will also be the cause of flooding in the lower and middle reaches of rivers such as the Broadmeadow, the Turvey and the Ballboghill. Fluvial flooding affects low lying areas along all the rivers, and affects such towns Swords, Malahide and Skerries.

## 6.6 AIR AND NOISE

### 6.6.1 Air Quality

The Clean Air for Europe (CAFE) Directive (2008/50/EC) deals with each EU member state in terms of "Zones" and "Agglomerations" for managing air quality. For Ireland, four zones are defined in the Air Quality Standards Regulations (S.I. 180/2011), amended in 2013 to take account of population counts from the 2011 census and to align with the coal restricted areas in the 2012 Regulations (S.I. 326/2012). Due to the diversity of the area in which it encompasses, Fingal is separated into Zone A for the Dublin conurbation, Zone C for the area surrounding Balbriggan and Zone D for rural areas.

Monitoring of black smoke was mandatory until 2005, and was revoked on the introduction of the Air Quality Framework Directive and the CAFE Directive, where PM<sub>10</sub> monitoring has replaced it. For Ireland in 2013, measured sulphur dioxide, nitrogen dioxide, carbon monoxide, ozone, particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>), heavy metals, benzene and polycyclic aromatic hydrocarbons (PAH) concentrations were all below their individual limit and target values, as set out in the CAFE Directive and 4<sup>th</sup> Daughter Directive (2004/107/EC). Ireland was however above the tighter World Health Organisation (WHO) guidelines for PM<sub>10</sub>, PM<sub>2.5</sub>, ozone and PAHs. This may have future implications for Ireland should these tighter guidelines become adopted by the EU following the Commission's review of air quality directives<sup>12</sup>. The Clean Air Policy Package was announced by the European Commission in 2014 and will involve a shift in tackling air emissions at source with the possibility of introducing these tighter air quality standards from 2020 onwards.

#### 6.6.1.1 Air Monitoring

Air quality monitoring is carried out by the EPA at two locations in Fingal - Swords and Blanchardstown (close to the M50/N3 Interchange). The Air Quality Index for Health, as identified by the EPA is calculated every hour and air quality is rated as good, fair, poor or very poor.

Air quality for Blanchardstown is monitored in real-time and at the time of writing is classified as 'good'. Continuous monitoring takes place for PM<sub>10</sub> and nitrogen dioxide (NO<sub>2</sub>). The PM<sub>10</sub> limit of 20 µg m<sup>-3</sup> is deemed breached if more than 35 exceedances have occurred; to date there have been 5 exceedances at this site in 2015. The NO<sub>2</sub> hourly limit of 200 µg m<sup>-3</sup> is deemed breached if more than 18 exceedances have occurred; at the time of writing, NO<sub>2</sub> was well under 100 µg m<sup>-3</sup>.

Air quality for Swords is also monitored in real-time and at the time of writing is classified as 'good'. Continuous monitoring takes place for NO<sub>2</sub> and ozone (O<sub>3</sub>). The O<sub>3</sub> information threshold is 180 µg m<sup>-3</sup>; at the time of writing, both NO<sub>2</sub> and O<sub>3</sub> were under 100 µg m<sup>-3</sup>.

### 6.6.2 Noise

Noise can have a significant effect on the environment and on the quality of life enjoyed by individuals and communities. There is a need to minimise the adverse impact of noise while considering the need for development, in order to avoid conflicts.

Under the Environmental Noise Regulations 2006 (S.I. 140/2006), the four local authorities within Dublin (Dublin City Council, Dún Laoghaire-Rathdown, Fingal, and South Dublin County Councils) are required to produce maps of noise emanating from major industry and transport (see **Figure 6.16**

<sup>12</sup> Air Quality in Ireland 2013 – Key Indicators of Ambient Air Quality. EPA (2014).

and **Figure 6.17**). The Action Plan Relating to the Assessment and Management of Environmental Noise for the Dublin Agglomeration was issued in 2008 and updated in 2013 with the publication of the Dublin Agglomeration Environmental Noise Action Plan 2013-2018.

In conducting the noise mapping exercise for the updated Noise Action Plan, desirable low sound levels are defined as areas with a night time level less than 50 decibels (dB) and/or a daytime level less than 55 dB. Undesirable high sound levels are defined areas with a night time level greater than 55 decibels and a daytime level greater than 70 decibels. Population exposure statistics from sound from traffic sources on all roads in Fingal are outlined in **Table 6.10**.

**Table 6.10 - Noise Exposure Levels from All Roads in Fingal**

Decibels dB (A)	Lden Number People Exposed	Lden % People Exposed	Lday Number People Exposed	Lday % People Exposed	Lnight Number People Exposed	Lnight % People Exposed
<55	63,200	23%	97,400	36%	229,900	84%
50-54	139,000	51%	125,400	46%	25,400	9%
55-59	36,400	13%	27,100	10%	13,100	5%
60-64	23,100	8%	18,200	7%	3,000	1%
65-69	8,800	3%	5,200	2%	2,400	1%
70-74	3,000	1%	600	0%	100	0%
>75	400	0%	0	0%	0	0%

*Lday: day equivalent level, measured over a 12-hour period from 07.00 - 19.00 hours.*

*Lnight: night equivalent level, measured overnight 23.00 - 0700 hours*

*Lden: day-evening night equivalent level, measured over a 24 hour period with a 10 dB penalty added to the levels between 23.00 and 07.00 hours and a 5 dB penalty added to the levels between 19.00 and 23.00 hours to reflect people's extra sensitivity to noise during the night and the evening.*

The following can be observed from **Table 6.10**:

- Of the 273,991 people living in the Fingal Council Area, 26% of people are exposed to noise levels greater than 55 dB(A) Lden, reducing from 96% in 2008;
- The number of people exposed to the desirable night time noise levels less than 50 dB(A) has increased from 14% in 2008 to 84% in 2012;
- The number of people exposed to the undesirable night time levels above 55 dB(A) has reduced from 31% in 2008 to 7% in 2012 with less than 1% currently exposed to night time sound levels above 70 dB(A), i.e. 100 people; and
- 19% of the population are exposed to sound levels from traffic sources above the desirable day time level of 55 dB(A) with less than 1% exposed to day time sound levels above 70 dB(A), i.e. 600 people.

Dublin International Airport is located within Fingal and is a significant source of noise for the county. The management of airport noise is an ongoing challenge and is the responsibility of the Dublin Airport Authority (DAA) and the Irish Aviation Authority. Dublin Airport Local Area Plan identified that noise from the airport is currently considered excessive by residents in Portmarnock and objectives exist to manage and control noise in sensitive areas. Zoning at the Airport indicates

where certain types of airport-related development are permitted; these include the proposed second runway, development related to logistics, runway taxiing and car parking.

It is recognised that there is a need to minimise the adverse impact of noise without placing unreasonable restrictions on development and to avoid future conflicts between the community and the operation of the airport. There are two noise zones covering Dublin Airport:

- Outer Noise Zone: to strictly control inappropriate development and to require noise insulation where appropriate; and
- Inner Noise Zone: to resist new provision for residential development and other noise-sensitive uses.

Fingal County Council will continue to promote appropriate land use patterns in the vicinity of the flight paths and will strive to restrict housing development in order to minimise the exposure of residents of such developments to undesirable noise levels. This will further reduce the potential for future conflict between airport operations and residents. The continued restriction of inappropriate development in the Outer Noise Zone and the restriction of noise sensitive uses in the Inner Noise Zone will continue to be pursued by the planning authority.

All aircraft arriving and departing Dublin Airport come under the direction of the Irish Aviation Authority which provides air traffic control services in Ireland and it is they who are responsible for the routing of aircraft. The day to day tracking and monitoring of aircraft activity at Dublin Airport will continue to be undertaken directly by the DAA. Information and reports on all aircraft track and noise issues will continue to be presented at the Dublin Airport Stakeholders Forum (DASF) and its sub Environmental Group (DASF EWG). Members of these groups include the local authority, local community representatives and management from both the IAA and DAA. With the creation of the DASF, and its associated environmental working group all noise issues can be raised and discussed with the IAA and DAA. This approach to noise and track management is working and potential conflict between existing residence and the airport is being managed.

European Commission Proposal Documents were circulated by the Aviation Services and Security Division, Department of Transport Tourism and Sport by way of a consultation process in March 2012. The Proposal has been endorsed by the International Civil Aviation Organisation and relates to the establishment of Rules and Procedures governing noise-related operating restrictions at EU airports. The so-called 'Balanced Approach' as defined by the 'Airports Package' proposes to mitigate aviation noise through a combination of four measures under the headings of<sup>13</sup>:

- Reducing noise at source (e.g. quieter aircraft);
- Making best use of land (i.e. planning and managing the lands surrounding the airport);
- Introducing operational noise abatement procedures (i.e. use of specific runways, taxiways, etc.); and
- Imposing noise related operating restrictions (such as night-time ban on flights).

It is hoped that this proposal while representing a major development in aviation policy will improve the environmental performance of air transport operations into the future. The Noise and Flight Track Monitoring System at Dublin Airport gathers information on aircraft approach and departure

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<sup>13</sup> Dublin Agglomeration Environmental Noise Action Plan 2013-2018

routes and resultant noise levels. The system consists of seven off-site noise monitoring terminals and the data assists in producing regular Noise and Flight track monitoring reports.

Environmental corridors in Dublin Airport define the airspace in the runway approaches and departures where most aircraft are required to operate. These were agreed in 2003 and designated to minimise noise disturbance in neighbouring communities and extend in a straight line from the end of each runway out for a number of kilometres. The Development Plan maps the extent of the Inner Noise Zone and Outer Noise Zone, and policies to allow certain types of development while restricting more noise sensitive types of developments within each. The environmental corridors are depicted on the Noise and Flight Track Monitoring System so that deviations are easily identifiable.

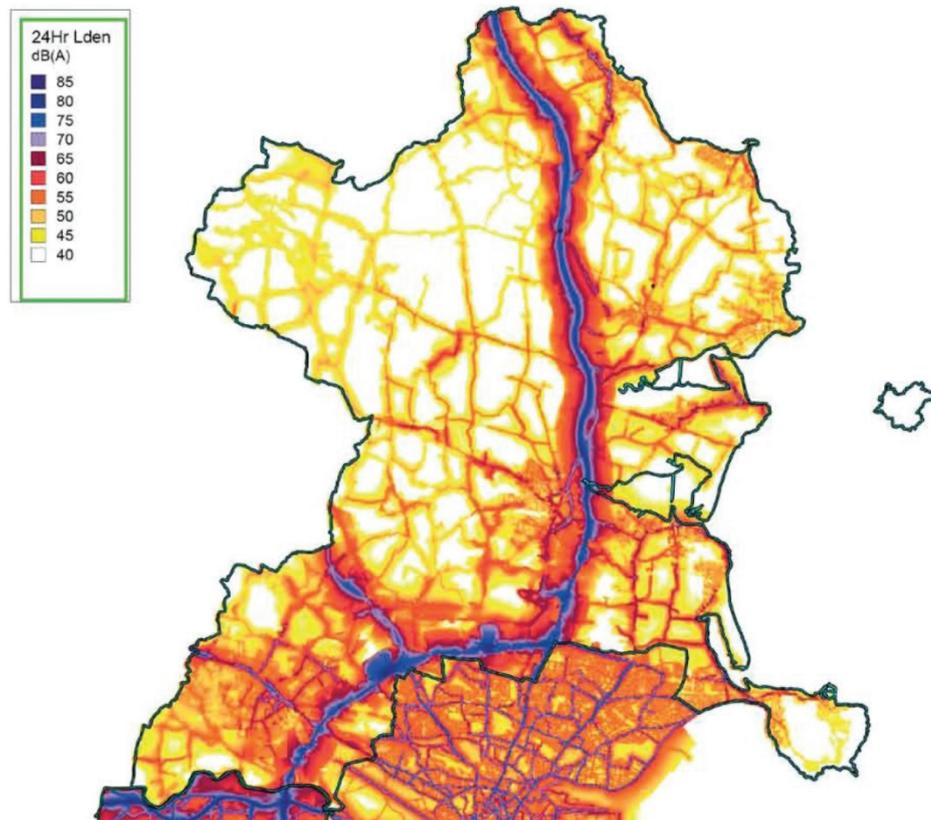


Figure 6-16 – Fingal 24 hour Lden Sound Pressure Values

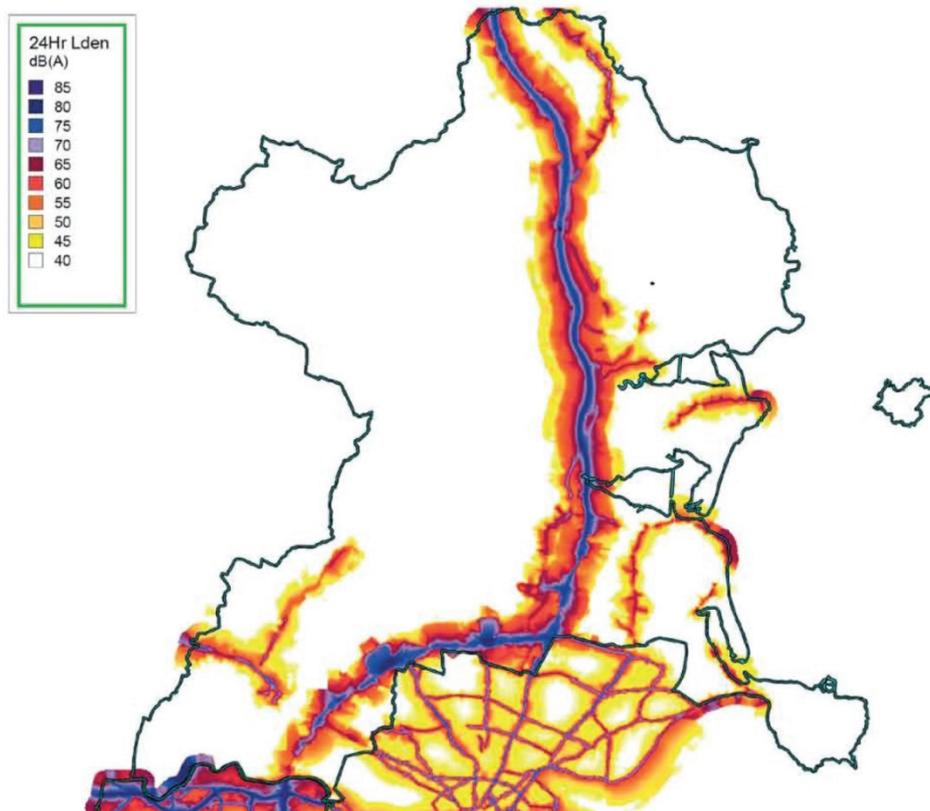


Figure 6-17 – Fingal 24 hour Night Sound Pressure Values

### 6.6.3 Radon

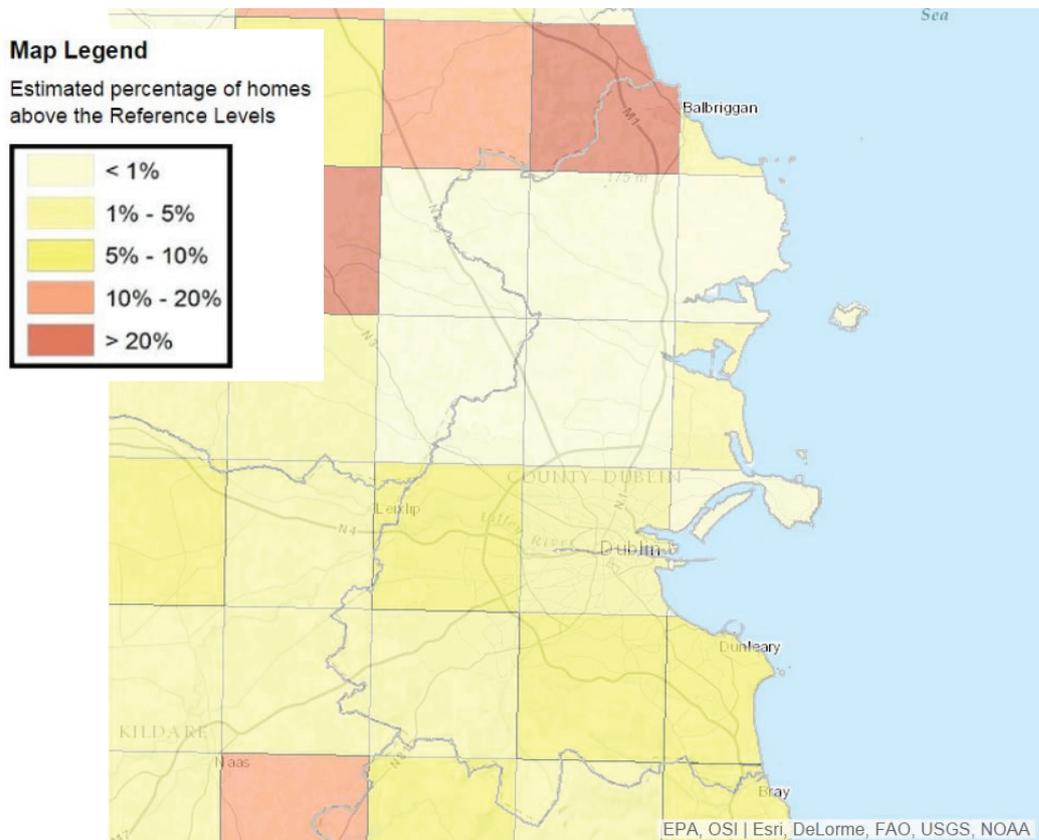
Radon is an elemental radioactive gas which is also colourless, odourless and tasteless. Radon forms naturally in the environment as an intermediate element in the various radioactive decay chains through which other elements, usually uranium and thorium, decay to lead. In Ireland, radon is formed in rocks which contain concentrations of elements such as uranium - for example granites and some types of shales. Because radon is a gas, it is released from bedrock and rises through the strata where it can become trapped in buildings, usually through cracks in the foundations or walls or gaps around pipework and cables. As a gas, radon can become easily inhaled and as such is rated as a carcinogen on a level similar to tobacco smoke and asbestos. Radon therefore represents a major health hazard and is the main source of risk from radiation in Ireland<sup>14</sup>.

Due to location in terms of the underlying geology and the construction methods used, some buildings are more likely to have higher levels of radon. The national reference level for homes in Ireland (above which remedial action should be taken) is 200 Becquerel per cubic metre (Bq/m<sup>3</sup>); the typical level found in homes is 89 Bq/m<sup>3</sup>. The EPA undertook a national survey of 11,000 homes around Ireland to produce a national radon map. High Radon Areas are defined where the EPA predicts that 10% or more homes have radon levels above 200 Bq/m<sup>3</sup>.

The EPA has identified an area in the northern part of the Fingal DP area, to the west of Balbriggan, as being a High Radon Area, where predicted levels of radon are greater than 20% above the

<sup>14</sup> EPA, <http://www.epa.ie/radiation/radon/#.VjedmbfhC70>

reference level. Significant concentrations of radon may occur within this area. Radon maps<sup>15</sup> are provided by EPA and given for the Fingal area in **Figure 6-18**.



**Figure 6-18 – Radon Map of Fingal**

#### 6.6.4 Existing Environmental Pressures / Problems

Air quality has improved greatly in Ireland since the 1990s and air quality across Ireland is fair to good. While Ireland compares favourably with other EU Member States in terms of air quality - in 2013 Ireland was below pollutant limit and target values as set out in the CAFE Directive - Ireland has exceeded tighter World Health Organisation (WHO) guidelines for certain pollutants (e.g. particulate matter and polycyclic aromatic hydrocarbons) in 2013 and likely will in the future. If maximum pollutant levels are revised, this could have implications for Fingal as there are existing obligations for Ireland to reduce particulate matter levels by 10% by 2020. The challenge for Fingal will be to encourage the use of clean and renewable technologies as far as possible before this becomes a problem, as well as encouraging a modal shift to other forms of transport other than private car such as walking, cycling and public transport. A greater modal shift would have a positive impact on air quality by reducing PM<sub>10</sub> and NO<sub>x</sub> emissions, as well as associated greenhouse gas emissions.

Increased amounts of private transport movements are a significant concern within the county. Large amounts of travel take place within and through the county, due to its location on the routes into and out of Dublin City centre and Dublin Airport. Within Fingal, key sources of noise include the M50, M1 and Dublin Airport. Fingal is currently implementing the objectives of the Dublin Agglomeration Noise Action Plan 2013-2018 on a phased basis with the goal to avoid, prevent and

<sup>15</sup> Radon maps available for Ireland on the EPA website: <http://www.epa.ie/radiation/radonmap/#.VfGzqRFVhBc>

reduce the long-term effects of environmental noise exposure. The noise mapping would appear to indicate that the majority of noise occurs along the national, regional and distributor road network. The identification of quiet areas, which have low noise levels, and maintaining or reducing the existing noise levels, in order to sustain quiet areas is also important. Reducing high levels and maintaining low levels are the main noise issues facing the development of the county. Other sources of noise arise in the form of construction activities (e.g. building residential areas) and road scheme works but the planning system has the potential to exercise significant influence on the control of future noise exposure.

## 6.7 CLIMATIC FACTORS

Ireland is a signatory to the Kyoto Protocol (1997) and the later (2008) EU Climate and Energy Package, and under these has committed to reduce carbon emissions from the domestic economy. In April 2014 the Government published a National Policy Position on Climate Action and Low-Carbon Development which set out, *inter alia*, a long-term vision of low-carbon transition including an aggregate reduction in carbon dioxide (CO<sub>2</sub>) emissions. Under the Kyoto Protocol, Ireland's target was to limit emissions to 13% above 1990 levels over the five-year period from 2008 to 2012 or 62.84 Mt CO<sub>2</sub> equivalents (eq), within the overall EU target to reduce emissions to 8% in the same timeframe.

The second commitment period under the Kyoto Protocol commenced in 2013 and the EU Council of Ministers has recently committed to achieving at least a 20% reduction of greenhouse gas emissions by 2020, compared to 1990 levels. The EU Commission's initial proposal for the post-2012 period requires Ireland to deliver by 2020 a 20% reduction in emissions of greenhouse gases (GHGs) relative to the 1990 levels. This excludes sectors covered by the Emissions Trading Scheme (ETS). The Council also agreed to extend the overall target to a 30% reduction if other developed countries commit to comparable reductions. Ireland's share of the 30% reduction target has yet to be agreed.

In the report Summary for Policymakers from IPCC Working Group I to the Fifth Assessment Report, it is noted that projections of changes in the climate system over the next few decades show spatial patterns of climate change similar to those projected for the later 21<sup>st</sup> century but with smaller magnitude. The summary report found that the global mean surface temperature change for the period 2016–2035 relative to 1986–2005 will likely be in the range of 0.3°C to 0.7°C. Other predictions included that the global ocean will continue to warm during the 21<sup>st</sup> century. Heat will penetrate from the surface to the deep ocean and affect ocean circulation. It is very likely that the Arctic sea ice cover will continue to shrink and thin and that Northern Hemisphere spring snow cover will decrease during the 21<sup>st</sup> century as global mean surface temperature rises. It is predicted that sea level rise will not be uniform. By the end of the 21<sup>st</sup> century, it is very likely that sea level will rise in more than about 95% of the ocean area. About 70% of coastlines worldwide are projected to experience sea level change within 20% of the global mean sea level change.

The latest EPA report on Ireland's Greenhouse Gas Emissions<sup>16</sup> indicates that emissions of GHGs in Ireland in 2013 were 57.81 Mt CO<sub>2</sub>eq. This represents a slight decrease of 0.7% (0.41 Mt CO<sub>2</sub>eq) on emissions in 2012. Overall in 2012, the agriculture sector was the single largest contributor to the overall emissions at 32.3% of the total, followed by the energy and transport sectors as the second and third largest contributors at 19.6% and 19.1% respectively. The remainder is made up by the industry and commercial sector at 15.4%, the residential sector at 11.1% and waste at 2.5%.

<sup>16</sup> Ireland's Provisional Greenhouse Gas Emissions in 2013 - Key Highlights. EPA (2014)

According to Ireland's Greenhouse Gas Emissions Projections 2013–2030 (EPA, 2014), the projections indicate Ireland is not on track to achieving a low-carbon economy. While CO<sub>2</sub> emissions decreased slightly between 2012 and 2013, emissions are predicted to decrease by just 0.4% per annum (best case) if all national policies are implemented. Emissions are further predicted to increase by approximately 12% between 2020 and 2030, with transport emissions being a key contributor to this trend without appropriate policies and measures being undertaken.

The EPA's report *Ireland's Environment, An Assessment* (EPA, 2012) states that *"The next big step in international policy development will take place in 2015 when World Governments are expected to agree on how to collectively take actions to reduce emissions of greenhouse gases. This agreement will come into effect in 2020. In the meantime Ireland will need to meet its targets to 2020 under the EU Climate and Energy Package. It will also need to identify pathways to become effectively carbon neutral by 2050."* The Paris (COP21) Conference of the Parties will take place in Q4 of 2015 with the aim of reviewing the Conventions implementation and securing agreement on climate, with the aim of keeping global warming below 2°C.

The European Council, in the context of necessary reductions according to the IPCC by developed countries as a group, reconfirmed in February 2011 the EU objective of reducing greenhouse gas emissions by 80-95% by 2050 compared to 1990 levels. To ensure that Ireland can effectively and equitably contribute to the EU objective of reducing greenhouse gas emissions by 80-95% and for the purposes of compliance with EU law, it is necessary to develop a low-carbon development strategy for the period to 2050.

The National Policy Position on climate action sets a fundamental national objective to achieve transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050. The policy states that greenhouse gas (GHG) mitigation and adaptation to the impacts of climate change are to be addressed in parallel national strategies, respectively through a series of National Mitigation Plans and a series of National Climate Change Adaptation Frameworks. Further to the National Policy Position, the Climate Action and Low Carbon Development Bill 2015 sets out the proposed national objective to transition to a low carbon, climate resilient and environmentally sustainable economy by the end of 2050. The Bill sets out provisions, which when enacted, will require the Minister for the DECLG to prepare and submit to Government the first statutory National Mitigation Plan and to renew it every five years thereafter. The provisions contained in the bill will, when enacted, also permit the Government to request the appropriate Government Ministers to submit the sectoral mitigation measures that they propose to adopt within the plan to the Minister for the DECLG. The National Mitigation Plan is currently being prepared and will represent a national plan setting out Ireland's first statutory low carbon development strategy for the period to 2050.

Recognition of the climate change issue by local authorities needs to be supported through the implementation of mitigation and adaptation measures in line with national policy. It is recognised that Development Plans should take account of issues arising from climate change in their future land use planning<sup>17</sup>.

### 6.7.1 Existing Environmental Pressures / Problems

The Fingal Issues Paper on Climate Change, authored by the Department of Geography at Maynooth University and the Department of Geography, Planning and Environmental Policy at UCD, outlines

<sup>17</sup> Integrating Climate Change into Strategic Environmental Assessment in Ireland – A Guidance Note. EPA (2015)

that global climate change is now a recognised phenomenon of our times. The IPCC predicts significant climate change impacts over the coming decades and into the next century. Some of the likely potential impacts of climate change for Fingal have been identified as:

- Increased likelihood and magnitude of precipitation levels and flooding events;
- Disruption to urban infrastructure due to flooding;
- Increased sea levels and loss of coastal land;
- Potential residential and commercial water shortages; and
- Increased vulnerability for at-risk sections of society due to changing demographic and hazards.

Towns along the coast will become increasingly vulnerable to rises in sea level, coastal erosion and coastal squeeze. More intense storm events are also likely outcomes of climate change. Based on the latest data, it can be concluded that investments in future projects (e.g. in public transport and agriculture) will have a significant contribution to make to meeting Ireland's Kyoto commitment to limit the growth of GHG emissions. The development of any large-scale projects should therefore take into account emissions of CO<sub>2</sub> to ensure that annual emissions targets are not exceeded.

## 6.8 MATERIAL ASSETS

The Material Assets of the county may be broken down into a number of relevant categories and for the purposes of this report are divided into transport infrastructure, waste management and agricultural resources. Whilst water and wastewater infrastructure could be included under material assets, these are dealt with in **Section 6.5** water.

### 6.8.1 Transport Infrastructure

The presence of Dublin International Airport in Fingal is a notable material asset; it is the 'gateway' into Dublin and Ireland as well as outward to the rest of the European Union and the wider world. It provides a dynamic presence within Fingal. As Ireland is an island nation, the provision of the appropriate facilities and infrastructure to enable efficient air access is critically important. Dublin Airport is the primary gateway to the country – the airport accommodated just over 20 million passengers in 2013 and handles up to 600 aircraft movements per day. The airport is also an important cargo node and plays a major role in the economy of the county, as well as in that of the island of Ireland as a whole and is the largest generator of economic activity in Fingal.

The key transport route within Fingal is the M1 motorway which runs in a north/south direction from Drogheda to Dublin. The M50 runs through the southern part of Fingal. The Northern Commuter mainline railway also runs in a north/south direction through the eastern part of the county and forms an important link from Dublin City centre through Fingal and into Belfast in Northern Ireland.

The National Transport Authority (NTA) prepared in 2011, a draft transport strategy for the GDA, the '2030 Vision' for the period 2011-2030. This vision was reflective of the various proposals and public transport schemes which had previously been in development (including a number of schemes in Transport 21). Given the economic climate and the government's revisions to the capital expenditure programme, the NTA has undertaken a review of transport across the GDA and has

prepared a new transport strategy for the period 2016 - 2035. This strategy was made available for public consultation in the middle of 2015.

In addition to air and road transport, Fingal has 5 harbours and 2 marinas. Howth is the main fishing harbour which caters to larger trawlers and has a marina. The other harbours at Balbriggan, Skerries, Rush and Loughshinny cater to smaller inshore fisheries used by a relatively low number of fishermen and are managed by the council.

Improvements in transport infrastructure are required to support increases in population and economic growth with various improvements planned for the national and regional/local road network in constrained areas. Improvements in public transport infrastructure are also required with increased emphasis being placed on sustainable modes of transport.

#### 6.8.1.1 Proposed Transport Infrastructure Schemes

The Fingal/North Dublin Transport Study was developed to help ensure the needs of the Swords/Dublin Airport/Dublin City centre public transport options are met by the study's horizon year of 2035. The development of a public transport option in Fingal is vital given that the population in the GDA is predicted to continue growing; travel by car is still the dominant mode of transport along with the government's push for a modal shift away from private cars to public transport options. A number of options were proposed that could provide this necessary infrastructure link such as heavy rail, light rail (e.g. Metro North), bus rapid transit (e.g. Swiftway) as well as a combination of these modes. The shortlisted options from these solutions went to public consultation in late 2014/early 2015 and the NTA identified the Metro North as the preferred option. The existing and proposed transport options are shown in **Figure 6.19**.

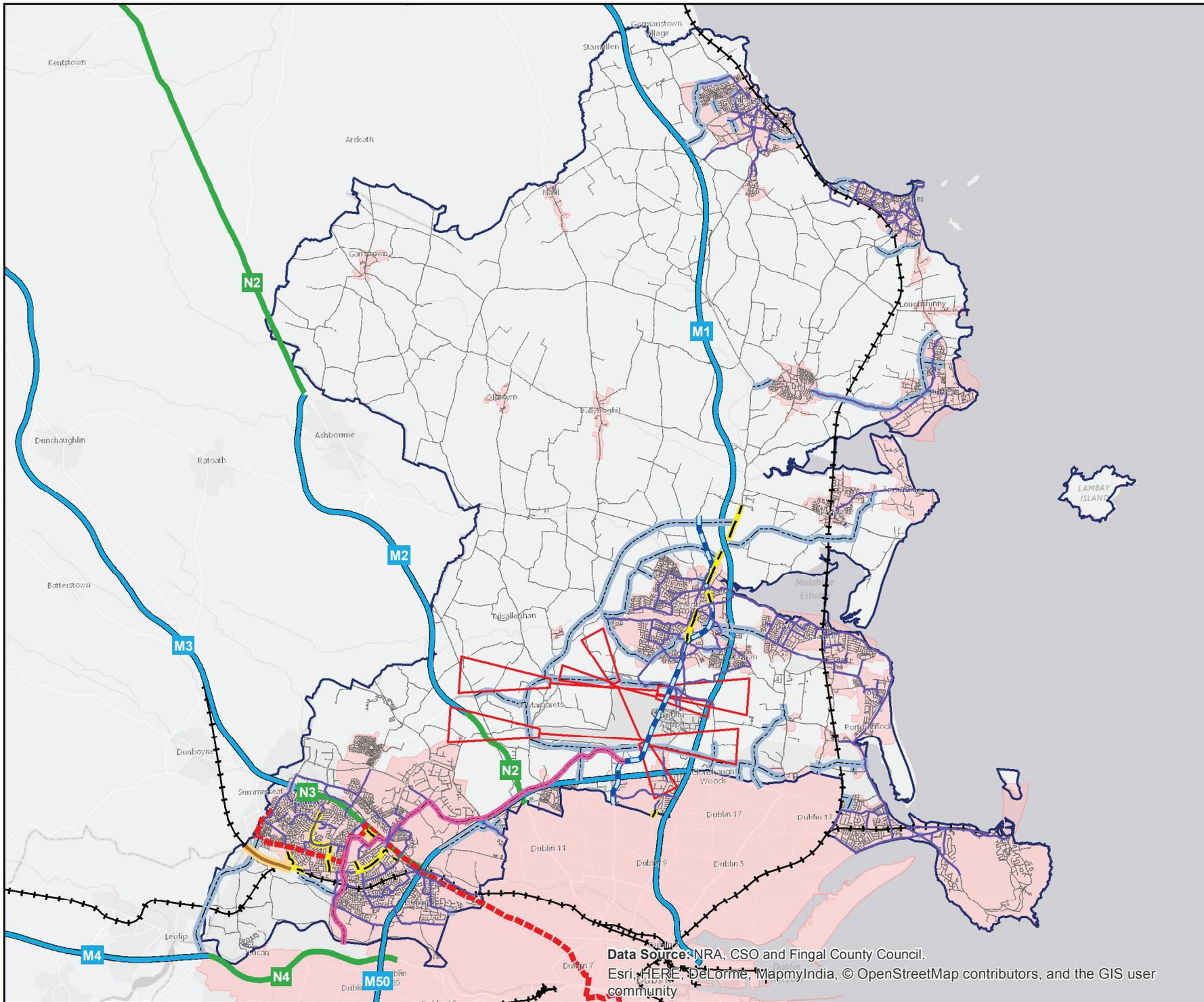
The Government has announced plans to proceed with the Metro North, a high-speed rail link that will connect Dublin City Centre to Dublin Airport and Swords. It is estimated that the travel time from Dublin Airport to Dublin City Centre will take approximately 19 minutes. Construction is due to commence in 2021 and is expected to take 5-6 years to complete. This service will provide a much needed high capacity public transport link between Fingal and Dublin City.

The Metro North was a key deliverable of Transport 21 and is heavily referenced in the Swords Masterplan, where it is noted that continued growth in the Swords area, supported by the arrival of the Metro, would result in the intensification of land-use in the areas adjoining the Metro. Proposed development of Metro North is also predicted to have knock-on effects through the development of its associated economic corridor. Transport 21 has since been superseded by the NTA's Draft Transport Strategy for the GDA 2016-2035. As Swords is the county town and given its proximity to Dublin Airport, a major new infrastructure linkage between the two and connecting to Dublin City centre is inevitable.

The National Transport Authority (NTA) has commissioned a cycle network plan which comprises the Urban Network, Inter-Urban Network and Green Route Network for each of the Local Authorities<sup>18</sup>. The plan is designed to create a continuity of route networks across administrative boundaries rather than area-based plans which would have been used previously. Successful implementation of this plan would also help towards mitigation of air pollution from unsustainable transport options which ultimately contribute to climate change and increased flood risk in Fingal.

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<sup>18</sup> Greater Dublin Area Cycle Network Plan: <https://www.nationaltransport.ie/>



**Legend**

- CSO Settlement Envelope (2011)
- Airport Red Approach Areas
- Indicative Cycle/Pedestrian Route
- Quality Bus Corridor
- Rail Proposal
- Metro North
- Metro West
- Road Proposal
- Swiftway BxU Bus Route Option 1
- Motorway
- National Primary Road
- Existing Mainline Rail
- Local/Regional Road Network

**Client**



**Fingal County Council**  
Comhairle Contae Fhine Gall

**Project** SEA & AA of the Fingal Development Plan [2017-2023]

**Title** Main Settlements, Existing & Proposed Infrastructure  
**Figure 6.19**



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**Issue Details**

<b>Drawn By:</b> NON	<b>Project No.:</b> MDE1205
<b>Checked By:</b> EO	<b>File Ref:</b> MDE1205Arc0028A02
<b>Approved By:</b> EO	<b>Projection:</b>
<b>Scale:</b> 1:172,000 @ A4	<b>Date:</b> 01/12/2015
	<b>ITM (IRENET95)</b>

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**Data Source:** NRA, CSO and Fingal County Council.  
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## 6.8.2 Waste Management

National waste policy is well established in Ireland with the foundation laid in the publication of Changing Our Ways in 1998 and the most recent publication, A Resource Opportunity, July 2012 which establishes a circular waste economy. The strategy is now to seek to shift the focus more onto waste prevention and material reuse activities thereby not creating wastes in the first place. Previously the preference was for the prevention, reuse and recycling (including biological treatment) of waste ahead of energy recovery and landfill disposal.

The Waste Management Plan for the Dublin Region 2005 – 2010 originally set out the current regional policy framework for the Dublin local authorities to progress the sustainable management of waste arising in the Dublin Region to 2010. The Waste Framework Directive was transposed into Irish law by the European Communities (Waste Directive) Regulations 2011. This led to a need to prepare new Waste Management Plans. The waste planning framework was reshaped to allow for greater efficiencies in the plans and to better reflect the movement of waste. As such, the previous 10 waste regions were consolidated into 3 regions: Eastern-Midlands, Southern and Connacht-Ulster. Fingal falls within the Eastern-Midlands Waste Region, with the Regional Waste Management Plan (RWMP) (2015-2021) for this region being published in 2015. Dublin City Council is the lead authority for the Eastern-Midlands Region. The strategy of the RWMP is to promote the idea of a circular economy and to rethink the approach to managing waste by viewing waste streams as a valuable resource.

Over the lifetime of the RWMP, the main objectives are:

- A 1% reduction per annum per capita in the amount of household waste generated;
- The elimination of direct disposal of unprocessed residual municipal waste to landfill; and
- A reuse/recycle target of 50% of municipal waste by 2020.

In 2012, the total quantity of household waste generated in the Eastern-Midlands Region (excluding unmanaged waste) was 694,441t. For household and commercial waste, 1,190,887t was reported and for construction and demolition waste 1,190,887t was reported. Approximately 626,692t of municipal waste was disposed to landfill in the Eastern-Midlands Region<sup>19</sup> in 2012. **Table 6.11** shows the most recent breakdown of waste streams and tonnages for the region<sup>20</sup>.

**Table 6.11 - Tonnes of Waste Arising in the Eastern-Midlands Region (2011-2012)**

Priority Waste Types	Total (tonnes) 2011 for the Eastern-Midlands Region	Total (tonnes) 2012 for the Eastern-Midlands Region
Household (Excluding Unmanaged)	707,276	694,441
Construction and Demolition	2,048,344	1,910,887
Waste Electrical/ Electronic (Both Household and Non-household)	29,254	33,068
Batteries (Portable)	199	232
Batteries (Non-portable)	7,912	7,194
End of Life Vehicles	25,530	29,182
Waste Tyres	12,689	10,374
Healthcare	20,788	15,761

<sup>19</sup> National Waste Report. EPA (2014)

<sup>20</sup> Eastern-Midlands Regional Waste Management Plan 2015-2021

Priority Waste Types	Total (tonnes) 2011 for the Eastern-Midlands Region	Total (tonnes) 2012 for the Eastern-Midlands Region
Waste Oils	34,445	37,363
Polychlorinated Biphenyls (PCBs)	195	152
<b>TOTAL</b>	<b>2,886,632</b>	<b>2,738,654</b>
Other Waste Streams	Total (tonnes) 2011 for the Eastern-Midlands Region	Total (tonnes) 2012 for the Eastern-Midlands Region
Contaminated soils	6,594	13,133
Mining and Quarry	33	113
Agricultural	28,461	11,331
Non-hazardous Industrial	78,342	105,980
Hazardous Industrial	17,414	30,499
Industrial Sludges	9,168	2,648
Ash and Incinerator Residues	5,435	44,348
Landfill Leachate	175,291	236,396
Water Treatment Sludge	30,080	43,933
Sewerage Sludge	226,433	227,998
<b>TOTAL</b>	<b>2,886,632</b>	<b>2,738,654</b>

The overall aim of the RWMP is for the region to become, as far as possible, self-reliant in terms of waste management and to this end the development of centralised biological treatment, materials sorting and waste-to-energy facilities are underway. There has been a significant shift away from landfilling as a waste disposal option, in the Eastern-Midlands Region and nationally. As of 2014 there were only two active landfills in the region – Ballynagran and Drehid. In general, the quantity of municipal waste disposed nationally to landfill continues to fall and dropped 24% between 2011 and 2012. Prevention and minimisation, which aim to reduce waste at source, are at the top of the waste hierarchy and remain a priority with resources dedicated to awareness campaigns.

Waste collection services in Fingal are undertaken by private operators and include the following kerbside services: residual and mixed/dry recyclables (100% service provision), organic (brown bin) collection (84% service provision) and segregated glass collections (1% service provision). The provision of brown bins for much of the county has allowed for the separate collection of organic waste (food waste and light garden waste). Collected organic waste is treated biologically by a third party contractor and a nutrient-based compost is produced which is used by landscapers and tillage farmers. The amount of household waste organic waste collected at kerbside or brought to civic amenity sites for Fingal was 19,549t in 2012 representing a slight increase when compared to 18,117t in 2011. The total amount of collected household waste and brought household waste reported for Fingal County Council was 95,849 tonnes in 2012. Waste collected at bring banks (of which there are 72 in Fingal) accounted for 4,740t of this waste and civic amenity sites accounted for 7,431t.

Recycling remains central to the RWMP. The regional materials recycling facility (MRF) at Ballymount in Dublin 12, operated and managed by Dublin City Council, became operational in 2009 and processes green bin recyclables for the four Dublin local authorities. The regional MRF is designed to cater for the processing of green materials in the Dublin area and the facility has a capacity of 100,000 tonnes per annum. Additionally, there are two recycling centres in Fingal (accepting household waste only) – Coolmine Recycling Centre and Estuary Recycling Centre.

An issue for recycling is developing recyclable markets given that most materials are exported to foreign markets for reprocessing and recycling, as the quantities generated in Ireland do not provide the necessary economies of scale for indigenous reprocessing. The preference under the new RWMP is to support national and regional self-sufficiency through development of indigenous, competitive and energy-efficient treatment facilities in Ireland to ultimately minimise the export of residual waste for processing and recovery abroad.

As energy recovery is part of the RWMP, the region will thermally treat residual municipal and industrial waste which cannot be recycled with a new waste to energy plant (approximately 5.5 hectares) in Poolbeg. The facility will be able to handle up to 600,000t of municipal waste annually. The facility will produce energy to meet the needs of approximately 80,000 houses in the form of energy supplied to the national grid and will also have the capacity to provide district heating for up to 50,000 homes. A grid connection application was lodged with the ESB in June 2008. The project received planning approval from An Bord Pleanála in November 2007, was granted a waste license by the EPA in 2008 and received authorisations from the Commission for Energy Regulation in 2009.<sup>21</sup>

Fingal County Council actively participates and provides support and encouragement to communities to become involved in local clean-ups; the council's operations staff can arrange for bags to be delivered, and for the collection of rubbish, after the work has been completed. Additionally, in 2015 Fingal County Council launched the Cleaner Communities Awards which is a county-wide competition with the aim of making the county a cleaner and greener place to live. The Awards are aimed at reward residents, community groups and businesses for their efforts in maintaining litter-free surrounding and a well-presented community or place of business.

#### 6.8.2.1 Historic Landfills

Historic landfills have the potential to seriously pollute the environment through soil and groundwater contamination by the leachate. The leachates, in particular those generated by hazardous wastes, can migrate through the soil and reach ground or surface waters which could result in serious implications for the environment and human health. Gas emissions can also pose a risk to air quality and therefore human health and biodiversity. Due to the nature of the risks posed, remediation of the sites is vital. There is no specific legislation that addresses contaminated land in Ireland however; the EPA has published a Code of Practice<sup>22</sup> which can minimise the risk. Historic landfill sites are covered under Section 22 of the Waste Management Act (WMA) 1996<sup>23</sup> and the Historic Landfill Regulations 2008<sup>24</sup>.

There are a number of historic landfill sites, all classified as moderate to low risk, that have been identified in Fingal<sup>25</sup>. These sites are listed in **Table 6.12** and the six sites that have location details are shown in **Figure 6.20**.

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<sup>21</sup> Dublin Waste-to-Energy project website: <http://dublinwastetoenergy.ie/>

<sup>22</sup> EPA Code of Practice: Environmental Risk Assessment for Unregulated Waste Disposal Sites (April 2007)

<sup>23</sup> Waste Management Act 1996 (as amended)

<sup>24</sup> Waste Management (certification of historic unlicensed waste disposal and recovery activity) Regulations 2008 (S.I. No. 524 of 2008)

<sup>25</sup> Eastern-Midlands Regional Waste Management Plan 2015-2021

**Table 6.12 – Identified Historic Landfills in Fingal County**

Site Name	EPA Site ID
Barnageeragh, Skerries*	S22-02655
Curkeen Quarry, Ballykea*	S22-02658
St Doolagh's Quarries	S22-02669
Burrow Road, Sutton*	S22-02670
Porterstown, Sutton*	S22-02691
Tolka River Park, Blanchardstown*	S22-02692
Castlemoate House	S22-02745
Nevitt*	S22-02746
Belcamp Lane	S22-02747
Fancourt	S22-02817

\* sites that are mapping on Figure 6.20

### 6.8.3 Corine Land Cover

The Corine programme is an EU-wide inventory of land cover in 44 classes, categorised from satellite photography, and is available in GIS format. This database is operationally available for most areas of Europe and covers all of Ireland. The mapping, which classifies land cover under various headings (see **Figure 6.20**), indicates a clear breakdown between urban areas along the coast and to the south west of the county heading into Dublin City. Agricultural land cover makes up the majority of the county, with some forest cover and moors and heaths to the south.

The county data documenting land cover changes from the last version of the Corine mapping in 2006 up to 2012 predominantly indicates changes to the urban landscape such as: construction sites changing to discontinuous urban fabric, loss of agricultural land to industrial-type land cover and arable land changing to pasture (and vice-versa).

### 6.8.4 Agriculture and Horticulture in Fingal

The Fingal region hosts rich agricultural land and rural Fingal is also home to a well-developed agriculture industry and centres of local food production. Fingal's ties to the agri-food sector plays a vital role in the local and national economy and clusters of horticulture and agri-food production is evident in the north of the county. The South Shore area of Rush has small landholdings with a mixture of market gardening and one-off houses plus cluster housing.

Overall, the horticulture sector (excluding potatoes) contributed approximately €314m to farm output nationally in 2013<sup>26</sup>. Food Harvest 2020 notes the potential for creating 25,000 direct and indirect jobs in the agri-food sector by the year 2020. However, overall, there has been a loss of employment in the agriculture sector, but agriculture remains very important to Fingal's and Ireland's economy. County Dublin is considered the most important county in terms of food production, comprising 2,157ha of field vegetables; this represents 47% of the national production area - an increase from 41% since the last vegetable census in 2005<sup>27</sup>. It would be reasonable to assume that the majority of this production occurs in Fingal.

<sup>26</sup> Annual Review & Outlook for Agriculture, Food and the Marine 2013/2014.

<sup>27</sup> National Field Vegetable Census (2010). Department of Agriculture, Fisheries and Food (*now DAFM*) and Bord Bia.

The most recent sectoral data on agriculture is available from the last Census (2011) and POWSCAR in particular, as well as the agricultural censuses. The number of people working in agriculture, forestry and fishing in Fingal has decreased by 15% (Census 2011) to 1,212, and out of this 993 people work in Fingal. The area of land farmed in Fingal in 2010 equated to approximately 24,000ha which represents approximately 53% of Fingal. Cereals represent the largest portion of this land at 36%, followed by pastures (29%) and crops other than cereals (21%). Potatoes were grown on 7% of the agricultural land. The cereals grown are primarily wheat and barley<sup>28</sup>.

In Fingal, food production and processing has developed from the horticultural sector with a number of successful agri-businesses such as Keelings, Keoghs, Dennigans and Country Crest operating within rural areas. Keelings, which is based outside Swords, is Ireland's largest horticultural business and grows around half of the annual Irish crop of 300 million strawberries. Keogh's is a family-owned potato growing and crisp making business in Palmerstown, North County Dublin. Country Crest, based outside Lusk, is an agri-food business which is one of the biggest growers and suppliers of potatoes and onions to Ireland's key multiples. The company also specialises in prepared food products. Also of note is manufacturing in the food sector within Fingal which has been steadily growing.

There is no single national dataset which encompasses what would constitute 'high quality' agricultural land. It is however possible to derive a proxy for such land quality by combining existing datasets relating to land cover and the predominant soil types mapped across Fingal. To create this data, the latest Corine 2012 land cover mapping was intersected with soil types as mapped under the joint mapping project by the EPA, GSI, Teagasc and the Forest Service in 2006. Only those Corine land cover classes relating to agricultural activities were selected (i.e. 'non-irrigated arable land' and 'pastures'). The soil types which have properties not considered to be of the ideal composition and drainage qualities for horticulture were also selected i.e. surface/groundwater gleys which tend to be clay rich and water-logged (soil code AminPD/BminPD), and peaty podzols/gleys (AminSRPT/BminPDPT).

'Excellent' soils have therefore been mapped where the land cover is categorised as 'non-irrigated arable land' and 'pastures' and which excluding those soils classified as AminPD, AminSRPT, BminPD and BminPDPT. 'Good' soils have been mapped where the land cover is the same as for the 'excellent' soils but including the soils classified as AminPD, AminSRPT, BminPD and BminPDPT, indicating possible drainage limitations. The mapping is quite high-level and strategic, as the smallest area of land classified under Corine dataset is 25ha, which is quite broad on the scale of Ireland's land mass. It does however give a good indication of where high quality soils may be found. The result of the mapping is presented in **Figure 6.21**.

### 6.8.5 Existing Environmental Pressures

The main issues with the fishing industry in Fingal is that the supporting infrastructure (e.g. waste management, electricity supply, lifting gear) is not generally available in most harbours and this can lead to stifled growth. The costs associated with maintaining and restoring these harbours for fishing and other amenity purposes are high.

The importance of the agricultural and horticultural industry to Fingal is acknowledged and it will continue to be necessary to ensure that an appropriate level of development is balanced with need to protect agricultural lands, particularly in areas of high soil quality, a finite asset within the county.

<sup>28</sup> Agriculture Census (2010). Central Statistics Office.

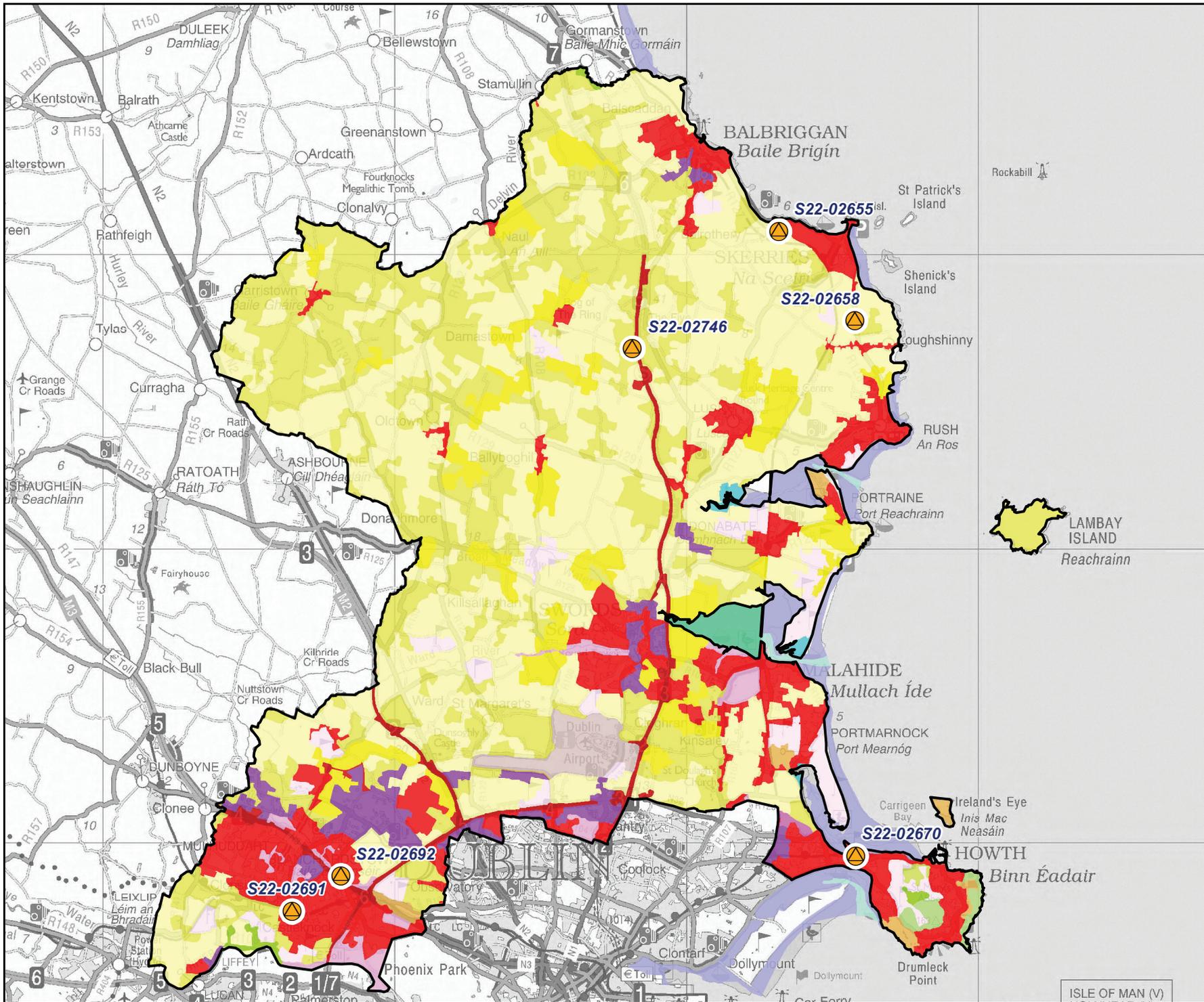
The continued development of the airport is an existing environmental pressure on the Fingal area and it is recognised that noise generated by the airport can be a pressure on proximal communities. Increases in traffic as a result of development at the airport may result in pressures on air quality and climatic impacts. Other transport pressures in Fingal relate to the north of the county with its strong agri-business profile and capacity issues that can arise from the use of heavy goods vehicles to transport produce.

It is also critical to preserve the likely corridor routes for the proposed Dublin Airport/Swords/Dublin City centre transport link in order to prevent encroaching developments that might jeopardise future delivery of the infrastructure.

Any of the proposed infrastructure schemes, including the development of new roads, road widening and realignments schemes necessary to facilitate development, has the potential to affect land-use. A related issue at present is the challenge of preserving route option corridors in the face of development pressures or encroaching developments.

Waste issues related to the entire Eastern-Midlands Region as well as Fingal include:

- The assessment of historic and unregulated legacy landfill/illegal dump sites;
- Lack of a third or fourth bin in some areas which would allow for better segregation of waste;
- Illegal waste storage and non-compliant businesses (regionally and nationally);
- Inconsistencies in the classification and thus inappropriate disposal of construction and demolition waste as mixed or municipal waste, given the significant potential for recycling this material; and
- Current over-reliance on the export of residual waste streams abroad for processing and recovery.



### Legend

#### Corine Land Cover Type (2012)

- Discontinuous urban fabric
- Industrial or commercial units
- Road and rail networks
- Sea ports
- Airports
- Mineral extraction sites
- Construction sites
- Green urban sites
- Sport and leisure facilities
- Non-irrigated land
- Pastures
- Complex cultivation patterns
- Land principally occupied by agriculture with areas of natural vegetation
- Broad-leaved forest
- Mixed forest
- Moors and heaths
- Beaches dunes sand
- Salt Marshes
- Intertidal flats
- Coastal lagoons
- Estuaries

Section 22 Historic Landfill

Data Source: Environmental Protection Agency (EPA).

Client



Project **SEA & AA for Fingal County Development Plan**

Title **Corine Land Cover Mapping (2012)**

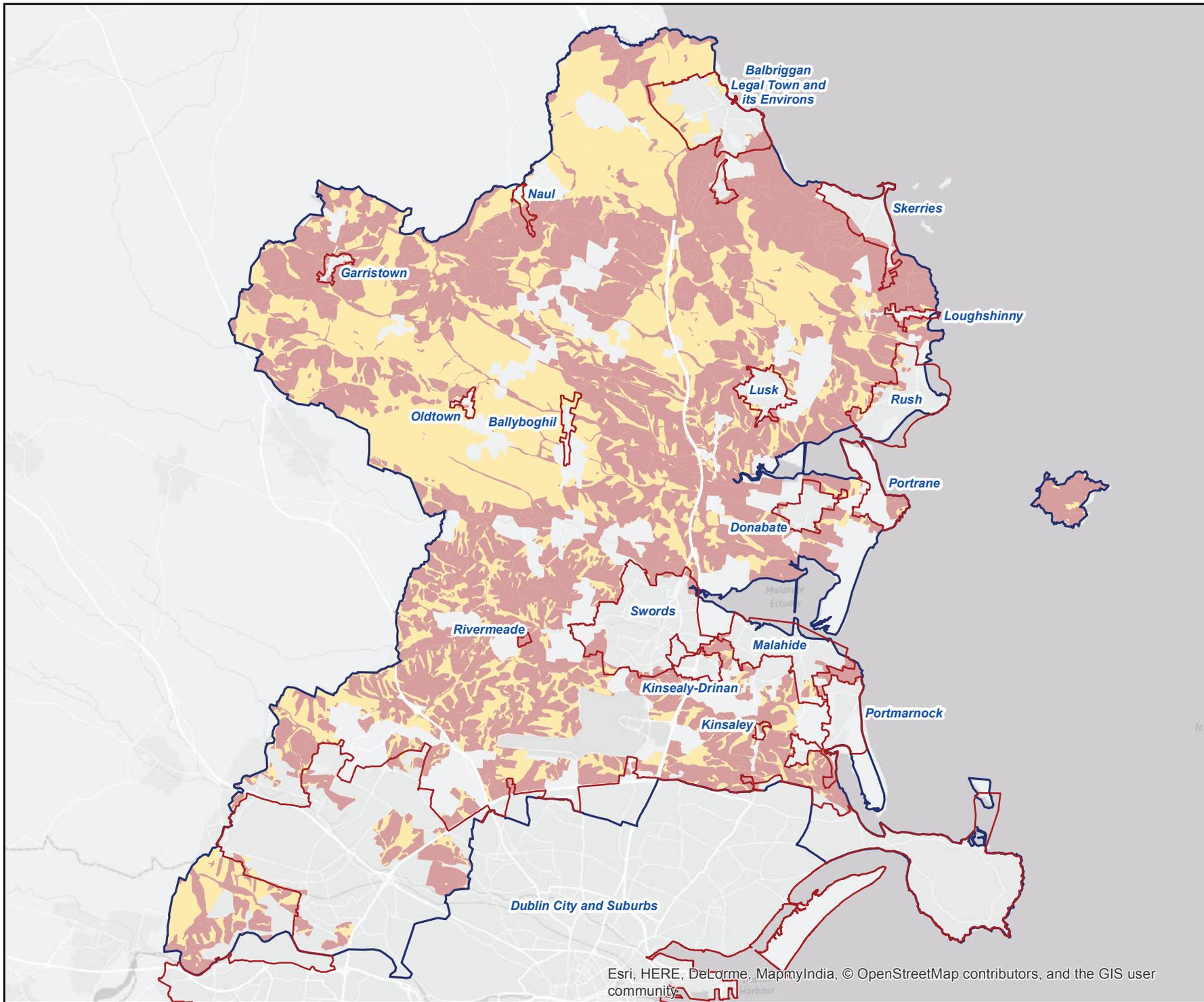
Figure 6.20



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**Legend**

- CSO Settlement Envelope (2011)
- Agricultural Land Quality**
- Excellent
- Good

**Note:** The soils attributes were derived from the intersection of the Corine Land Cover 2012 dataset and the IFS soil map (2006).

'Excellent' soils have been mapped where the land cover is categorised as 'non-irrigated arable land' and 'pastures', excluding those soils classified as AminPD, AminSRPT, BminPD and BminPDPT.

'Good' soils have been mapped where the land cover is the same as for the 'excellent' soils but including the soils classified as AminPD, AminSRPT, BminPD and BminPDPT, indicating possible drainage issues.

**Data Source:** EPA; soils data generated by Teagasc in co-operation with the EPA, GSI and Forest Service. Project completed 2006.

Client



**Fingal County Council**  
Comhairle Contae Fhine Gall

Project **SEA & AA of the Fingal Development Plan [2017-2023]**

Title **Agricultural Land Quality in Fingal**

**Figure 6.21**



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## 6.9 CULTURAL HERITAGE

Heritage, by definition, means inherited properties, inherited characteristics and anything transmitted by past ages and ancestors. It covers everything, from objects and buildings to the environment. Cultural heritage includes physical buildings, structures and objects, complete or in part, which have been left on the landscape by previous and indeed current generations.

Fingal has a rich archaeological and architectural heritage ranging from historic farmhouses and buildings, cottages and Martello towers to demesne houses and their designated landscapes. Archaeological conservation in Ireland is dealt with by the National Monuments Service of the Department of Arts, Heritage and Gaeltacht (DAHG) operating under the National Monuments Acts, 1930 - 2004, with two sections, the Archaeological Survey of Ireland and the Archaeological Archive being the primary producers and managers of data.

### 6.9.1 Archaeological Heritage

Archaeology is the study of the impact of past human settlement and activity on the landscape and this helps explain how communities, societies and cultures developed. Physical remains of earthworks and structures may have survived above ground, but generally archaeological features are located underneath the ground's surface. The landscape therefore contains archaeological features, sites and artefacts that have been identified and those that have yet to be discovered.

Archaeological remains, in the form of field monuments and artefacts, point to occupation on the coast of north county Dublin since prehistoric times. Coastal landscapes are considered to have an intrinsically significant archaeological potential unless proved otherwise by archaeological investigation. As with rivers, the coast has always been a focus for human activity, with the sea providing a source of food and raw materials as well as a means of travel and communication and a place to build communities.

Overall, there are currently 1,070 known archaeological sites and monuments in Fingal. The wealth of archaeological sites ranges from cairns and passage graves to medieval churches and castles (see **Figure 6.22**). The towns of Swords, Balrothery and Lusk are of particular archaeological significance with very important medieval structures surviving intact above ground and the potential of archaeological finds below ground. These towns have zones of archaeological potential delineated by the National Monuments Section of the Department of Environment, Heritage and Local Government (DEHLG) around their cores to protect their significant archaeological heritage. There are a number of industrial archaeological sites in Fingal, such as Skerries Windmill complex, remains of a lime kiln in Malahide Castle Demesne and the copper mines north of Loughshinny. The presence of a passage tomb, cists and a midden on a small promontory north of Rush village bears out the archaeological potential of this stretch of coastline and it is likely that further evidence of human activity survives along the coast and its environs (noted in SEA for Water Supply Project Eastern-Midlands Region).

Nationally, there are over 1,000 monuments in State care. Of these six monuments are located in Fingal. These include: Baldongan Church and Tower, Balrothery Church Tower, Dunsoghly Castle, St Mary's Church/Abbey in Howth, Lusk Round Tower and Swords Castle.

### 6.9.1.1 Shipwrecks

Section 3 of the National Monuments (Amendment) Act 1987 makes specific provisions for the protection of shipwrecks and underwater archaeological objects. Fingal's rivers and tidal estuaries may contain such objects and any development within these areas should take into consideration the potential for archaeological discoveries.

Shipwrecks are the remains of a ship that has become wrecked, either on land (by becoming beached) or which have sunk to the bottom of a body of water. The INFOMAR (Integrated Mapping for the Sustainable Development of Ireland's Marine Resource) programme has compiled a database of shipwrecks of the locations where the remains of a ship have been surveyed by vessel instrumentation. A number of these shipwrecks are present in the coastal waters around Fingal; named shipwrecks include: Bydand, County of Lancaster, Flying Dart, HMD Deliverer, Marlay, MFV Benaiah, Queen Victoria, RMS Taylor and the SS Polwell.

### 6.9.2 Architectural Heritage

The term architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning: all structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of historical, archaeological, artistic, cultural, scientific, social or technical interest.

Fingal County has a diverse building stock ranging from farmsteads, small cottages and large country houses to the architecture of a capital city, including an international airport, large shopping centres and modern office blocks. Most people identify the large estates of Luttrellstown, Newbridge, Ardgillan and Malahide as being of significant architectural merit, but more modest and functional structures also form part of the architectural heritage of the County. This includes lighthouses; the 19th century railway stations; the Martello towers; holy wells; milestones; water-pumps and individual thatched buildings. Many of these structures are listed on the National Inventory of Architectural Heritage contained within the Fingal DP.

#### 6.9.2.1 Record of Protected Structures

Within this great variety of building types and uses are structures of architectural heritage significance due to an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view, or because of their distinctive character are deemed worthy of protection and have been placed on a Record of Protected Structures (RPS) (see **Figure 6.23**). The RPS included in the Fingal DP is legislated for under Section 51 of the Planning and Development Act 2000. The record is currently being updated but there were 800 entries identified in the Fingal DP (2011-2017).

#### 6.9.2.2 Architectural Conservation Areas

Section 81 of the Planning and Development Act 2000 places a statutory obligation on planning authorities to ensure that all development plans must now include objectives to preserve the character of a place, area, group of structures or townscape that is:

- a) Of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- b) Contributes to the appreciation of protected structures.

These areas are to be designated as Architectural Conservation Areas (ACA). The designation of these ACAs is a reserved function of the council. The ACAs currently adopted in Fingal include:

Abbeville Demesne	Ardgillan Demesne
Balbriggan No's 14 to 28 Hampton Street (even numbers only)	Balbriggan Historic Town Core
Baldoyle	Balrothery
Balscadden	Castleknock
Donabate - Newbridge House, Demesne and the Square	Garristown
Howth Castle Demesne	Howth Historic Core
Howth - Nashville Road and Park	Howth - St Nessans, St Peter's Seaview Terrace and The Haggard
Lusk	Luttrellstown Demesne
Malahide Castle Demesne	Malahide Historic Core
Malahide - The Bawn, Parnell Cottages and St Sylvester's Villas	Malahide the Rise
Milverton Demesne	Naul
Old Portmarnock (Drimnigh Road)	Oldtown
Portrane - Grey Square	Portrane - Red Square
Portrane - St Ita's Hospital Complex	Rowlestown
Skerries	Sutton - Martello Terrace, Strand Road
Sutton - No's 20a to 26 Strand Road	Sutton Cross and Environs

Any building works which would have the potential to affect the special character of an ACA requires planning permission, including works that would normally be exempt. To this end, Statements of Character are being prepared for each ACA. These are intended to provide more detailed guidance on works and have been completed for the following ACAs: Balbriggan Hampton Street (even numbers only); Baldoyle; Howth Castle; Howth Historic Core; Howth Nashville; Howth St Nessans; Malahide Bawn St Sylvester's Villas; Malahide Grove; Portrane Grey Square; Skerries; Strand Road Sutton; Sutton Martello Terrace; St Ita's Portrane. ACAs in Fingal are shown on **Figure 6.23**.

### 6.9.3 Cultural Events in Fingal

On the 31<sup>st</sup> March 2015, the Government launched a national and international program of events to commemorate the 100<sup>th</sup> anniversary of the 1916 Easter Rising, and for remembrance of those who fought for Irish independence. Local authorities are holding various events and activities as part of the Government's Centenary Programme into 2016, including Fingal who have organised a lecture series which aims to introduce, explore and discuss the unique roles that the people of Fingal played in the fight for Irish freedom.

'Memorabilia Days' are also being organised where members of the public are invited to bring along family items and collections so this material can be recorded in order to build a local history of the people of Fingal's contribution to the events of 1916-1923. The Fingal 2016 Centenary Community

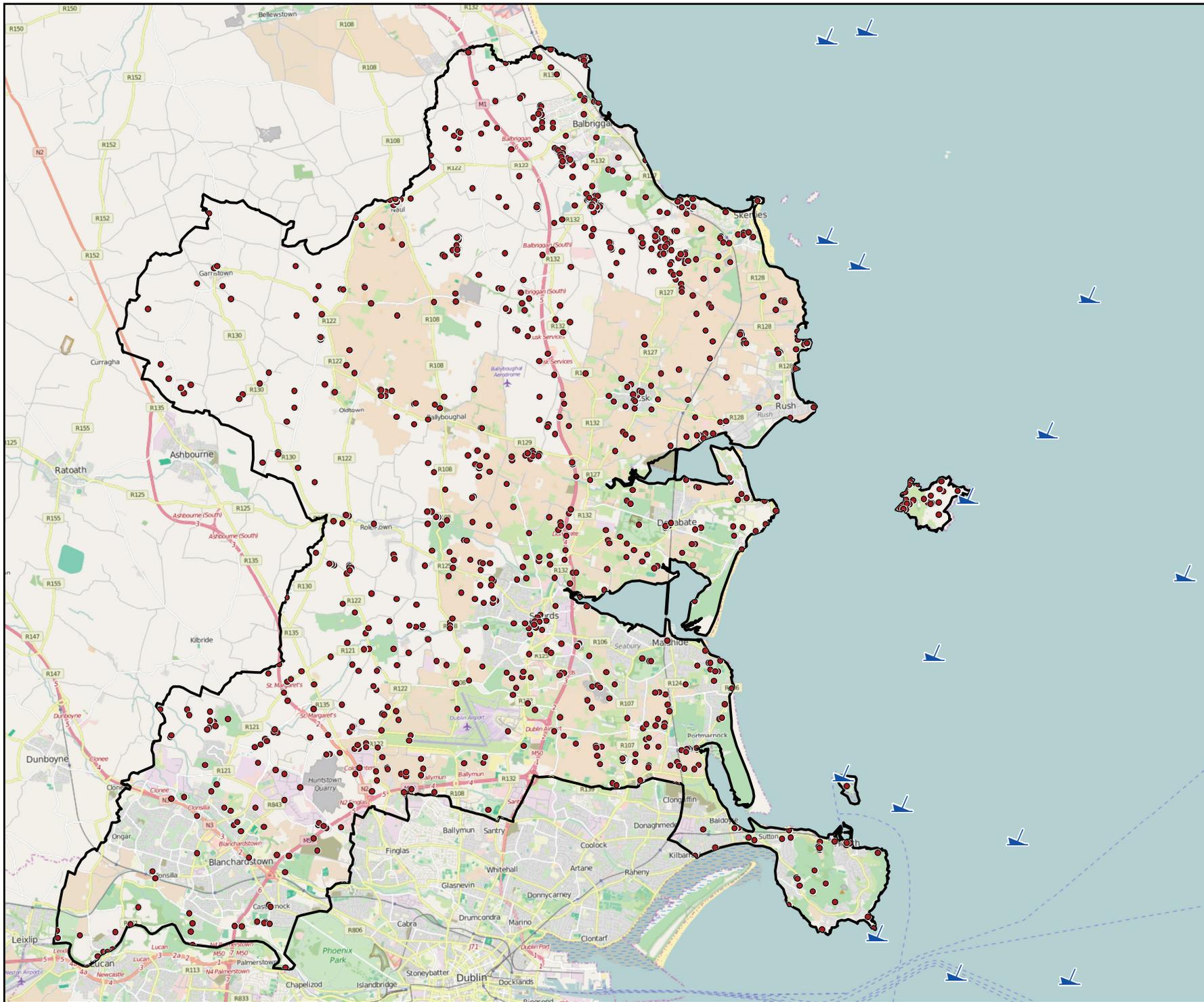
Funding Scheme (CCFS) has been set up to assist community and voluntary groups to play their part in commemorating the events of 1916.

Fingal County Council also encourages public participation in 'community archaeology' - a programme of events which ranges from photographic exhibitions to taking part in an archaeological dig. The Fingal Community Archaeology Project 2015-2016 is thus comprised of various events centered around Swords Castle. Some knowledge gaps were identified in the Swords Castle Conservation Plan 2014 and these events are intended to fill some of these, such as: Swords Archaeofest involving a pop-up museum; identifying the geology of the stone works to tell the story from quarry to construction; research groups; and an archaeological excavation at the castle.

#### **6.9.4 Existing Environmental Pressures / Problems**

The economic slowdown led to limited economic and commercial development and a reduction in the maintenance of the historic building stock. Current issues in Fingal include increased vacancy rates, deterioration and dereliction of historic properties, as well as a reduction in government grant aid for restoration or conservation. In some cases historic buildings do not fall under any specific designation. As the economy improves however, the challenge will be to conserve, reuse and restore such historic properties in a sensitive way as part of overall urban revival. The production of conservation plans for public and private properties is encouraged by Fingal County Council to establish the importance of certain sites and to avoid any detrimental impact from an increase in the pace of development. It is also vital to conserve demesne landscapes and parks (e.g. Newbridge House and grounds and Malahide Castle and grounds) in the long term through on-going maintenance and tree management.

Of Fingal's considerable archaeological heritage, approximately 40% is sub-surface. An increasing number of sites have been incorporated as part of open spaces and these are vulnerable to damage or destruction, where such places are maintained as amenity grounds rather than as archaeological features. Current threats to sub-surface archaeology include the insertion of services (e.g. playgrounds), landscaping works, ground levelling and tree planting. In addition, approximately 20% of archaeological monuments are in council ownership, and here there is scope to involve communities and individuals in heritage preservation. The current challenge is to balance this community involvement against well-meaning but uninformed intervention which can have a negative impact on monuments (e.g. attempts to neaten or tidy can result in collapsed walls or levelled features).



**Legend**

- Record of Monuments & Places (RMP)
- Shipwreck Location

Data Source: National Monuments Service (DAHG), www.archaeology.ie (2015) and INFOMAR Irish National Seabed Survey Shipwreck Database (2013).



Client



Fingal County Council  
Comhairle Contae Fhine Gall

**Project** SEA & AA of the Fingal Development Plan [2017-2023]

**Title** Record of Monuments and Places and Shipwrecks in Fingal

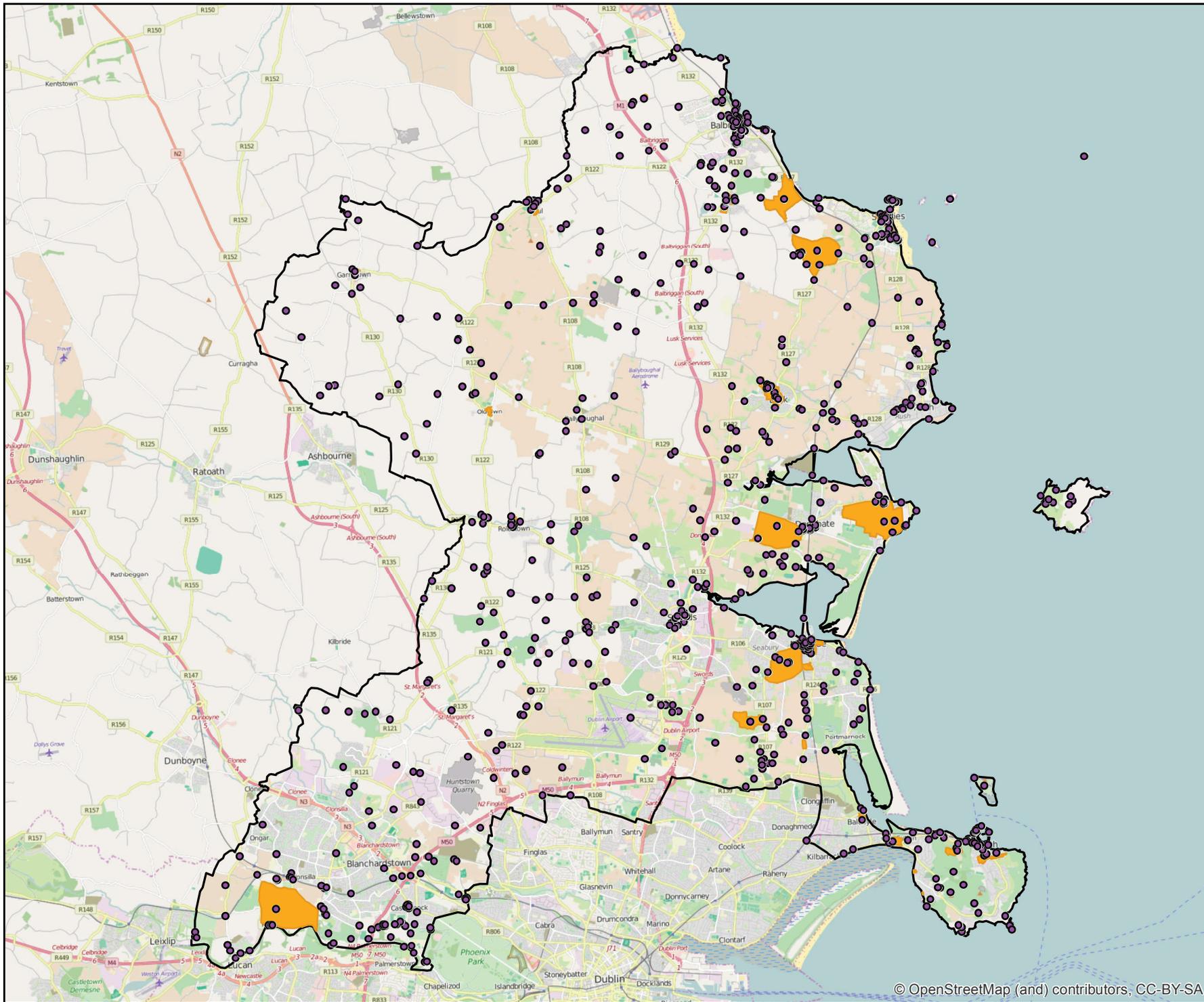
**Figure 6.22**



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**Legend**

- Record of Protected Structures (RPS)
- Architectural Conservation Area (ACA)

Data Source: Fingal County Council



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**Fingal County Council**  
Comhairle Contae Fhine Gall

**Project** SEA & AA of the Fingal Development Plan [2017-2023]

**Title** Sites on the Record of Protected Structures & Architectural Conservation Areas in Fingal  
**Figure 6.23**



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## 6.10 LANDSCAPE

Ireland is a signatory to the European Landscape Convention, which aims to promote landscape protection, management and planning and to organise European co-operation on landscape issue. Ireland ratified the Convention in 2002 and it came into effect in 2004. Ireland, as a party to the treaty, is required to undertake general measures to recognise landscapes in law, establish landscape policies with public participation and to integrate landscape into its existing policies, such as regional and town planning.

A National Landscape Strategy for Ireland 2015-2025 was recently published, in line with Ireland's obligations under the European Landscape Convention. The key objectives of this Strategy are the recognition of landscape in law and the provision of a policy framework to put measures in place for the management and protection of landscape, the production of a national landscape character assessment through data-gathering and an evidence-based description of character assessment, raising awareness and public consultation. An implementation programme will take place over the strategy period. Arising from the Strategy is the production of guidelines, and once these guidelines are published it is intended that the Landscape Character Areas will be reviewed.

Broadly speaking, landscapes are areas that are perceived by people which are made up of a number of layers:

- Landform, which results from geological and geomorphological history;
- Land cover, which includes vegetation, water and human settlements; and
- Human values, which are a result of historical, cultural, religious and other understandings and interactions with landform and land cover.

Fingal has a rich and varied landscape ranging from tranquil villages in rolling country landscape, picturesque seaside villages and rugged coastline to vibrant urban developments and historic towns. Fingal has been changing quite rapidly as a result of high levels of development during the economic boom and rising population. The challenge that is faced is to manage the landscapes so that change is positive in its effects, so that the landscapes that are valued are protected and those that have been degraded are enhanced.

### 6.10.1 Landscape Character Assessment

Landscape Character Assessment (LCA) attempts to describe landscapes in terms of their character in an objective way. This can be used to inform decision making in relation to the protection of the environment, natural resources and heritage; it can be used to monitor change and can be used to guide development. The LCA classifies the different landscapes of the County in relation to their different characteristics and values and their degree of sensitivity to various kinds of development. The LCA for Fingal currently divides the county into 7 Landscape Character Areas (see **Figure 6.24**). These are:

- Coastal Character Area – the landscape feature that dominates the entire eastern edge of the county, with beaches, headland hills and cliffs;
- Estuary Character Area – the intertidal sand and mudflats, and saltmarshes at Rogerstown, Swords/Malahide and Baldoyle;
- River Valleys/Canal Character Area – the Tolka and the Liffey Valleys together with the Royal Canal Corridor constitute this Character Area;

- Airport and Swords Character Area – increasing industrial activity in this area is beginning to encroach on agricultural land;
- High Lying Agricultural Character Area – an area of upland rising to 176 metres at Hillfort Mound, to the southeast of Naul village. These hills provide views of the Mourne Mountains to the north, the coastline to the east and the Wicklow Mountains in the south;
- Low Lying Agricultural Character Area – large open areas of pasture, arable and grassland that are uninterrupted by large settlements; and
- Rolling Hills with Tree Belts Character Area – the valleys of the River Ward and River Broadmeadow and their surrounding farm and woodland.

### 6.10.2 High Amenity Zones and Sensitive Landscapes

A High Amenity Zoning has been applied to areas of the county of high landscape value. These are areas that consist of landscapes of special value or sensitivity in which inappropriate development would contribute to a significant diminution of landscape amenity in the county. High amenity landscapes include the coastal zone, river valley areas (Liffey, Delvin, Ward and Tolka) and the Naul Hills area.

There are a number of islands in Fingal, namely Lambay Island, Ireland's Eye, Shenick's Island, Colt Island, St. Patrick's Island and Rockabill Island. Lambay Island is the only inhabited island. All of the islands are zoned as High Amenity Areas and they are all designated nature conservation sites of national or international importance.

The areas adjacent to the High Amenity areas are also sensitive landscapes as development in these areas may affect directly or indirectly the quality of the High Amenity areas. These have some of the qualities of the High Amenity Zone but to a lesser degree. They are support areas to the High Amenity Areas in which development is difficult to integrate. In some cases they have been identified because inappropriate development in these areas may have a detrimental effect on the landscape quality of the High Amenity Areas, and thus the County as a whole.

Sixteen Landscape Groups are also identified on the Landscape Character Map. These are areas where interrelationships between particular areas of landscape give rise to particular sensitivities when considering development proposals.

### 6.10.3 Special Amenity Areas and Landscape Conservation Areas

Fingal has many areas of high quality landscape especially along the coast, the river valleys and around the Naul Hills area in the north of the county. The Planning and Development Act 2000 enables Landscape Conservation Areas and Special Amenity Areas to be established to protect and enhance the landscape and amenities of an area. Special Amenity Area Orders (SAAOs) are in place for Howth and the Liffey Valley. The Minister for the Environment confirmed the order for the Liffey Valley between Lucan Bridge and Palmerstown in March 1990 and the Minister confirmed the Howth Order in 1999. The areas covered by these orders will be protected and enhanced.

In addition, the Council recognises that the Liffey Valley is one of the great natural assets of the GDA and has a rich natural, built and cultural heritage. The extents of the SAAOs in Fingal are shown in **Figure 6.25**.

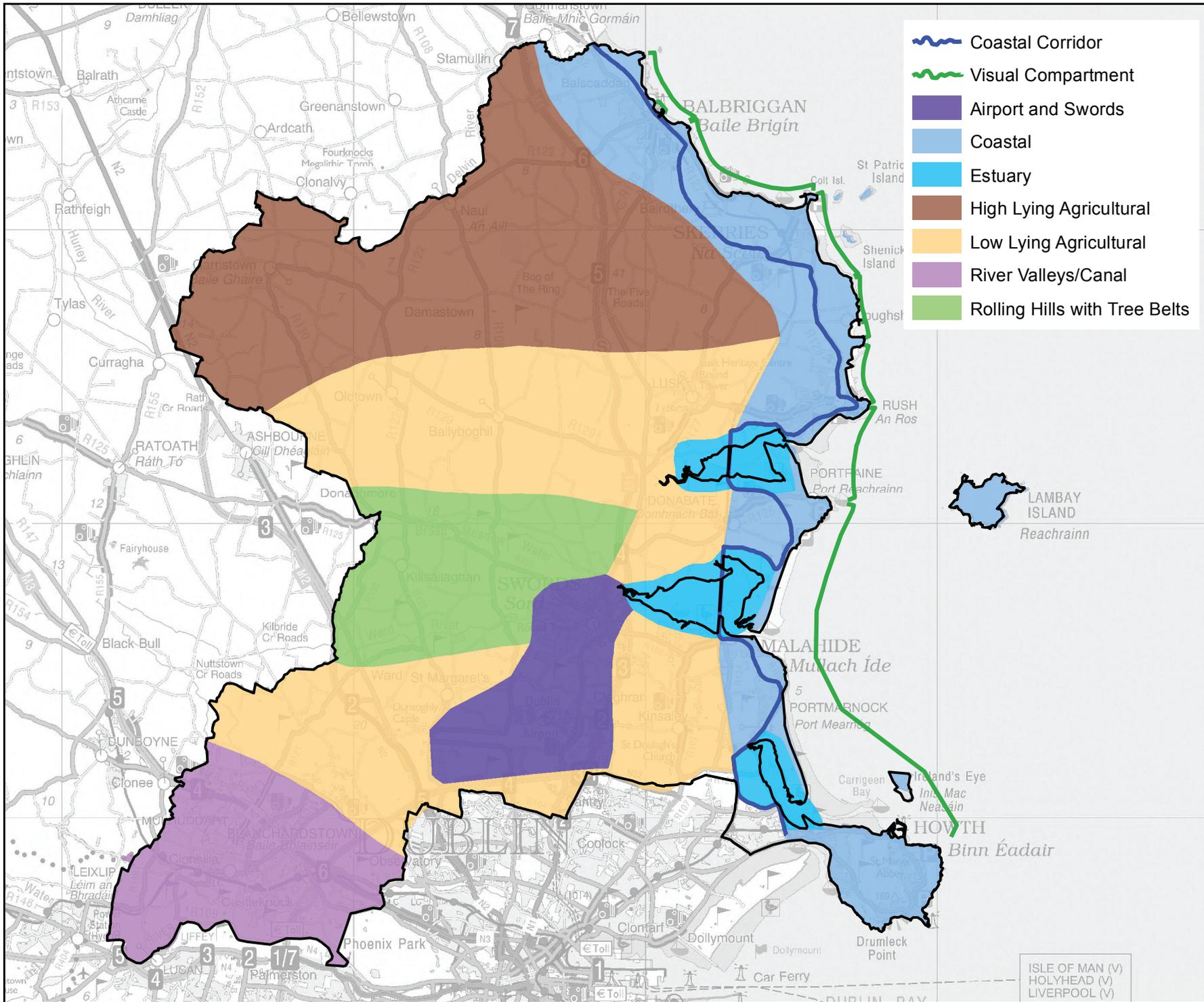
#### 6.10.4 Protected Views and Prospects

A protected view is the requirement within the draft Fingal DP to preserve the view of a specific place or historic building from another location. Within the Fingal DP, a number of views and prospects are protected as shown in **Figure 6.25** and listed below:

- Howth Hill from Golf Road, Portmarnock, Strand Road, Baldoyle, and Greenfield Road and Carrickbrack Road, Sutton;
- Howth Peninsula from Clontarf Road, James Larkin Road and Dublin Road;
- Ireland's Eye from Howth Harbour area;
- Cush Point from Strand Road, Baldoyle;
- Portmarnock Peninsula from Baldoyle and Strand Roads;
- Island Golf Course from Malahide;
- High amenity zoned land north of the Broadmeadow Estuary from the Malahide-Swords coast road;
- Rogerstown Estuary to the north from Beaverstown;
- Drumanagh from Harbour Road, Rush and from Loughshinney village;
- Skerries Islands from the South Strand and Red Island, Skerries;
- Skerries Harbour at Red Island from the North Beach and Balbriggan Road, Skerries;
- Hampton Demesne and Ardgillan Demesne from Hampton View Estate; and
- High amenity zoned coastal land at Bremore from the Martello Tower in Balbriggan.

#### 6.10.5 Habitats and Landscape Features of Importance for Biodiversity

Most of our biodiversity occurs outside sites that are subject to legal protection under national or EU law. There are habitats and features that are of particular importance for biodiversity throughout the landscape. These include: woodlands, hedgerows and other field boundary types such as stone walls, earthen embankments and ditches; sand dunes; saltmarshes; rivers, streams and associated riparian zones; canals; marine and freshwater wetlands. These elements must be protected and enhanced. It is also important to recognise that habitats and landscape features cannot be sustained in the long-term in isolation from one another. There must be a network of protected areas, ecological 'corridors' and ecological 'stepping stones' available to support the movement of species and to sustain the habitats, ecological processes and functions necessary to maintain biodiversity.



-  Coastal Corridor
-  Visual Compartment
-  Airport and Swords
-  Coastal
-  Estuary
-  High Lying Agricultural
-  Low Lying Agricultural
-  River Valleys/Canal
-  Rolling Hills with Tree Belts

**Legend**



Client



Fingal County Council  
Comhairle Contae Fhine Gall

Project **SEA & AA of the Fingal Development Plan [2017-2023]**

Title **Landscape Character Areas**

Figure 6.24

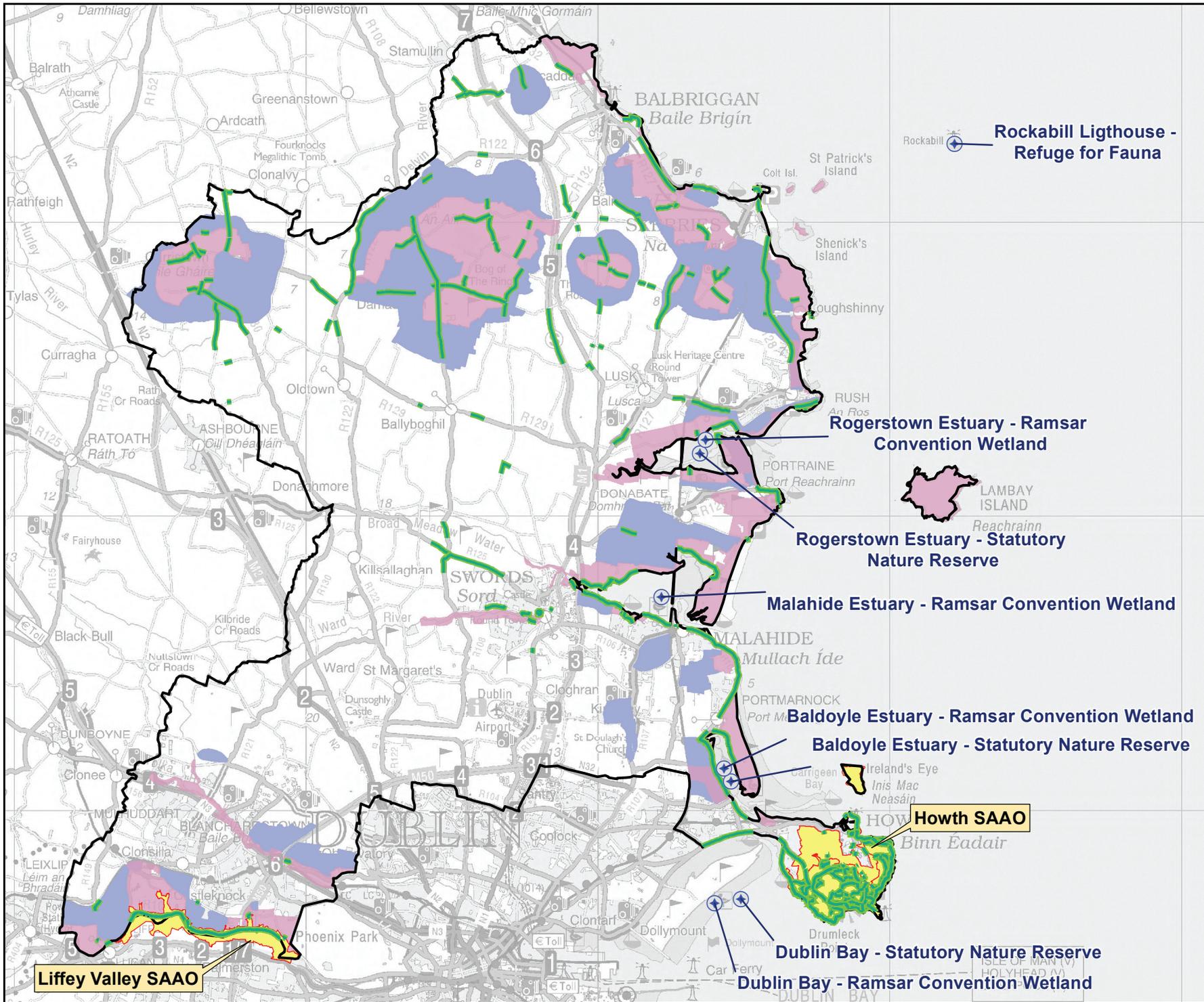


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Issue Details	
Drawn By: NON	Project No. MDE1205
Checked By: EO	File Ref: MDE1205Arc0024D01
Approved By: EO	Projection: ITM (IRENET95)
Scale: 1:175,000 @ A4	Date: 02/11/2015

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ISLE OF MAN (V)  
HOLYHEAD (V)  
LIVERPOOL (V)



**Legend**

- Protected Site
- Protected View
- Special Amenity Area Order
- High Amenity Area
- Highly Sensitive Landscape

Data Source: Fingal County Council

Client: Fingal County Council  
Comhairle Contae Fhine Gall

Project: SEA & AA of the Fingal Development Plan [2017-2023]

Title: Protected Views, Prospects & Sensitive Landscapes  
Figure 6.25

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### 6.10.7 Existing Environmental Pressures / Problems

A problem with regard to the environmental component of landscape is the cumulative visual impact that occurs as a result of developments, such as one-off houses. Such developments, which individually often do not have significant adverse impacts, have the potential to cumulatively impact upon sensitive landscapes. This is particularly applicable to the uplands in north Fingal. Given the height of the ridgelines in the uplands of north Fingal relative to the surrounding countryside it is likely to be difficult to locate any built development in these areas without it becoming unduly obtrusive.

The elevated nature of the ground of the Skerries hinterland both gives views of the coast and the offshore islands and ensures that this ground is very visible from the coast itself. The ridge is also visible from the west and is thus sensitive to the effects of development on views from this aspect. The flat and open character of the Rogerstown Estuary and the beach render this a very sensitive landscape in which any built development must be handled with care.

Fingal County has a long coastline, approximately 60km, and is an area of high landscape quality, natural heritage and amenity value. The coast is increasingly important for a range of recreational activities (e.g. sailing) and for its amenities (e.g. beaches and marinas). Much of this coastline is low-lying and consists of soft substrate (e.g. dune systems which are important habitats) and beaches which are vulnerable to erosion. Currently, coastal erosion is a major issue in areas such as Portrane and Rush. The impact of predicted sea level rise due to climate change also needs to be considered. The predicted increase in the frequency of storm surges and high tides will increase the extent, severity and recurrence of coastal flooding, contributing to increased coastal erosion.

As the population of the region increases, the demands made on the coastline, its habitats and waters will grow. It is important that the coastal zone is managed and developed in a way that protects and enhances its natural heritage and landscape. Development in coastal areas must recognise that these areas are subject to constant change due to processes such as erosion, deposition and flooding. In addition coastal habitats such as salt marshes and sand dunes play an important role in coastal protection. Retaining and enhancing these elements provides a sustainable and cost-effective alternative to the provision of hard coastal defences, as well as implementing a settlement strategy that discourages further development at coastal areas. While there is currently no Integrated Coastal Zone Management Policy for Fingal, the Irish Coastal Protection Strategy Study, FEMFRAMS and SFRA provide key information to be considered as part of the Plan process.

## 6.11 INTER-RELATIONSHIPS

The interrelationship between the SEA environmental topics is an important consideration for environmental assessment. **Table 6.12** highlights the key interrelationships identified in this SEA. Of particular note are the primary relationships between water quality and biodiversity, flora and fauna and human health. Flora and fauna, including protected species and habitats, rely directly on the aquatic environment as a habitat and as a food source. The quality of this habitat has a direct relationship on the quality of drinking water (both treated and untreated) and on the quality of foodstuffs (e.g. fish and shellfish), which in turn have direct impacts on human health.

Another key relationship is between water and climate. GHGs associated with transport, industry and other sources have the potential to negatively impact on climate change. This in turn can result in more frequent and more intense flooding and drought conditions affecting material assets, such as private residences and infrastructure, and biodiversity through changes in water quality and the

hydrologic regime. In carrying out the assessment, these important direct and indirect relationships have been taken into account to ensure a robust and complete assessment.

**Table 6.13 - Interrelationships of SEA Topics**

Population / Human Health	✓									
Soil	✓	✓								
Water	✓	✓	✓							
Noise	✓	✓	X	X						
Air	✓	✓	✓	✓	X					
Climatic Factors	✓	✓	✓	✓	X	✓				
Material Assets	✓	✓	✓	✓	✓	✓	✓			
Cultural Heritage	✓	✓	✓	✓	✓	✓	✓	✓		
Landscape	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Biodiversity Flora, Fauna	Population / Human Health	Soil	Water	Noise	Air	Climatic Factors	Material Assets	Cultural Heritage	

✓ = interrelationship Anticipated      X = no interrelationship anticipated

## 6.12 EVOLUTION OF THE BASELINE IN THE ABSENCE OF THE FINGAL DP

**Environmental Characteristics and Problems:** The unprecedented population increase over the last number of years with Fingal experiencing faster growth than many other counties will result in urban expansion and pressure on greenfield sites. The draw of populations to coastal Fingal will also continue and this will put increasing pressure on the EU Designations along the coast. The coastal zone and associated ecological networks need to be protected and enhanced.

**Population and Human Health:** In the absence of the Fingal DP there will be continued pressure to increase density in sensitive areas such as South Shore in Rush. In addition, without the provision of objectives which emphasise the consolidation of towns and use of infill and brownfield sites, the spread of development into the countryside will continue, eroding the excellent quality agricultural land bank in Fingal. Fingal has one of the fastest growing populations with a profile of young working families so provision of housing in existing villages and along public transport routes is key. It is also likely that without objectives to provide suitable housing mix in the various existing population centres in the county, there will be a drive to build out and create a fringe effect. Increased levels of one off housing might also be expected in the absence of the Fingal DP and this will lead to increased levels of septic tanks affecting water quality and also biodiversity.

**Soils, Landuse and Geology:** Soil has the potential to be polluted and contaminated by a number of pathways including agricultural practices, development without appropriate wastewater infrastructure and emissions from waste facilities such as historic landfill leachate. Without the Fingal DP, development will not be restricted or phased to mirror delivery of the appropriate infrastructure and this would have negative impacts on both biodiversity and water quality.

**Water:** The vast majority of surface waters and coastal waters and half of the ground waters underlying the Fingal DP need to have their status improved under the WFD and Fingal previously had to apply for derogations to meet WFD targets. While these improvements would be expected to occur as a result of the RBMP, the Fingal DP is the vehicle for implementation of many of the actions included in the RBMP Programme of Measures. The Fingal DP will assist Fingal with attaining the desired Good status for all water bodies and preventing any deterioration from Good status, as it includes a provision for implementation of the RBMP as well as many of the infrastructural requirements which are also outlined in the RBMP.

**Air and Noise:** Large amounts of travel take place within and through the county, due to its location on the routes into and out of Dublin City Centre and Dublin Airport and the EPA have identified the pollution elements of concern as traffic emissions. There is also a relatively high presence of HGVs in Fingal to transport agricultural and industrial produce. Increased amounts of private transport movements are a significant concern and the proposed Fingal DP includes provision for sustainable transport options which should reduce the emissions associated with these movements, and encourage a modal shift to cleaner transport options. Without the provision of protection for the proposed corridors for these transport options in the Fingal DP it is anticipated that their development may be more difficult in the long term and the result would be increased numbers of cars using the roads, development of new roads to service a more dispersed population and resulting noise impact on residential and recreational amenity.

**Climatic Factors:** The two single greatest issues facing Fingal in relation to climate change relate to increased amounts of GHGs from transport movements, and the danger posed by flooding events, which will occur as a result of the former. To mitigate against this there needs to be a shift away from unsustainable transport movements and strategic planning that takes cognisance of sensitive areas such as floodplains and the coastal zone, which is highly encouraged under the Fingal DP.

**Material Assets:** A large proportion of Fingal is agricultural land and there is a need to protect this asset which could be impacted by uncontrolled development and one-off housing. However, agriculture must also be well managed to eliminate or minimise any contamination to surface or ground waters. The Fingal DP advocates best practices to minimise contamination and increase the quality of water in the county through WFD objectives. This increase in water quality would have a knock-on positive impact for fisheries.

**Cultural Heritage:** The accommodation of large-scale development in Fingal has the potential to cumulatively impact upon the cultural heritage of the area. The development in greenfield as currently is happening has the potential to change the rural character of the county and affect its landscapes as well as disturb archaeological sites and change the context of existing architectural areas.

**Landscape:** Without the drive for consolidation it is likely that development will take place in greenfield lands and in the form of one-off housing impacting on the rural landscape in Fingal. Urban sprawl would continue to increase. This in turn would lead to loss of hedgerows and trees which offer value to biodiversity as well as landscape. Fragmentation of habitats and field boundaries is also likely to result, which could mean a decline or loss of species.

## 6.13 ENVIRONMENTAL SENSITIVITY MAPPING

Environmental sensitivity mapping (ESM) is a useful tool for identifying at a strategic level, environmentally sensitive areas. Such sensitivity mapping can be seen as being based on the principles of SEA by presenting a visual overview of the relative sensitivity of areas, particularly where they overlap, in order to provide a more strategic and informed approach to planning. Sensitive environmental receptors have less capacity to absorb changes to their conditions. An ESM has thus been compiled for the Fingal administrative area (see **Figure 9.2**, located in chapter 9). The environmental factors which have been considered in compiling the ESM for Fingal are summarised as follows:

- European ecological designations including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites;
- Annex I Habitat and Flora Protection Orders;
- Rivers and flood zones;
- Water quality and groundwater vulnerability;
- WFD Register of Protected Areas;
- Special amenity areas, protected views and prospects and high sensitive landscape;
- Record of Monuments and Places;
- National Inventory of Architectural Heritage and Architectural Conservation Areas; and
- Soil Quality, Geological Heritage Areas and County Geological Sites.

### 6.13.1 Sensitivity Mapping Methodology

The environmental factors previously identified were assigned to a weighting category of High, Medium or Low. High sensitivity factors are assigned a weighting of 3; medium sensitivity factors are assigned a weighting of 2 and low sensitivity factors are assigned a weighting of 1. The weighted data was brought in to a geographic information system (GIS) to allow spatial overlay and calculation of the overall sensitivity. The colour scheme gives an indication of the relative sensitivity of the environment with darker red indicating high sensitivity and greys representing areas better able to absorb change. While it is acknowledged that there are limitations and an element of subjectivity to ESM, where there is a concentration of sensitive areas or overlap it becomes readily apparent where increased development in such areas could cause deterioration of the environment.

## 7 STRATEGIC ENVIRONMENTAL OBJECTIVES, TARGETS AND INDICATORS

### 7.1 INTRODUCTION

Because SEA, as its name suggests, is set at a strategic level, it is not possible for the baseline environment to be described (and assessed) in as much detail as could be done for a project-level environmental impact assessment. Instead, SEA uses a system of objectives, targets and indicators to set a framework for assessment of the plan.

In order to streamline the assessment process, this report has used broad themes, based on the environmental topics listed in the SEA Directive, to group large environmental data sets, e.g., human health, cultural heritage and climate. Assigned to each of these themes is at least one high-level Strategic Environmental Objective (SEO) that specifies a desired direction for change, e.g. reduce CO<sub>2</sub> emissions, against which the future impacts of the plans can be measured. These high-level SEOs are then paired with specific targets. The progress towards achieving these specific targets is monitored using Indicators, which are measures of identified variables over time.

### 7.2 DEVELOPMENT OF STRATEGIC ENVIRONMENTAL OBJECTIVES, TARGETS AND INDICATORS

There are essentially three types of objectives considered as part of this SEA. The first relates to the objectives of the draft Fingal DP and the second relates to wider Environmental Objectives, i.e. environmental protection objectives at a national, European and international level (see **Chapter 5**). Finally there are the SEOs, which were devised to test the effects of the draft Fingal DP on the wider environment.

The assessment is an objectives-led assessment which involves comparing the proposed alternatives against defined SEA Environmental Objectives for each of the identified issue areas. For the purposes of consistency, the draft objectives, targets and indicators proposed for the Fingal DP have been based on the objectives, targets and indicators already used for the previous Fingal Development Plan 2011-2017.

The selected SEOs for this SEA are set out in **Table 7.1**. These environmental objectives are based on the current understanding of the key environmental issues having regard to the environmental protection objectives outlined in **Chapter 5**. A draft set of objectives was included in the SEA Scoping Report prepared for the draft Fingal DP which underwent public consultation in July of 2015. The objectives have been updated prior to the assessment based on feedback from statutory consultees during the scoping workshop and response to the scoping document.

**Table 7.1 - Strategic Environmental Objectives**

Objective	Detailed Assessment Criteria – To what extent will the Fingal Development Plan:
<b>Biodiversity, Flora and Fauna (BFF)</b> <b>Objective 1:</b> Preserve,	<ul style="list-style-type: none"> <li>▪ Provide effective protection of European and nationally designated biodiversity sites and species (including species of flora and fauna within and outside designated sites)?</li> </ul>

Objective	Detailed Assessment Criteria – To what extent will the Fingal Development Plan:
protect, maintain and where appropriate restore the terrestrial, aquatic and soil biodiversity, including EU and nationally designated sites and protected species.	<ul style="list-style-type: none"> <li>▪ Sustain, enhance or where relevant prevent the loss of ecological networks or parts thereof which provide significant connectivity between areas of biodiversity?</li> <li>▪ Avoid loss of protected habitats, species or their sustaining resources in national and European designated ecological sites?</li> <li>▪ Support delivery of Habitats and Birds Directives?</li> <li>▪ Contribute to Ireland’s National Biodiversity Action Plan objectives and actions?</li> </ul>
<b>Population (P)</b> <b>Objective 2:</b> Provide high quality residential, working and recreational environments with access to sustainable transport options.	<ul style="list-style-type: none"> <li>▪ Improve co-ordination of land use and transportation?</li> <li>▪ Preserve amenity/ recreational areas and the coastline?</li> <li>▪ Improve water quality / quantity?</li> <li>▪ Protect drinking water areas (including private abstractions), bathing waters, economic shellfish waters and fisheries?</li> <li>▪ Contribute to Flood Risk Management Planning?</li> </ul>
<b>Human Health (HH)</b> <b>Objective 3:</b> Protect human health.	<ul style="list-style-type: none"> <li>▪ Increase modal shift to public transport?</li> <li>▪ Reduce population exposure to high levels of noise and air pollution?</li> </ul>
<b>Soil and Land Use (SL)</b> <b>Objective 4:</b> Safeguard the soil resources within Fingal in recognition of the strong agricultural and horticultural base.	<ul style="list-style-type: none"> <li>▪ Result in impacts on the productivity of agricultural land, including market garden activities?</li> <li>▪ Re-use of brownfield lands, rather than developing greenfield lands?</li> </ul>
<b>Water (W)</b> <b>Objective 5:</b> Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater, in compliance with the requirements of the Water Framework Directive objectives and measures.	<ul style="list-style-type: none"> <li>▪ Promote sustainable drainage practices to improve water quality and flow and to enhance opportunities for biodiversity, including the protection of species such as crayfish, salmon and lamprey species?</li> <li>▪ Improve water body status to at least good status, as appropriate to the Water Framework Directive?</li> <li>▪ Prevent deterioration of the status of designated water bodies with regard to quality, quantity?</li> <li>▪ Prevent physical modifications that would impact habitats and fish passage?</li> <li>▪ Contribute to effective protection and enhancement of “protected areas” on the WFD Register of Protected Areas?</li> <li>▪ Promote sustainable use of water and water conservation</li> <li>▪ Reduce the impacts from point and diffuse source pollutions, abstraction and flow regulation?</li> <li>▪ Ensure sustainable levels of abstraction from surface and ground water?</li> </ul>
<b>Air (A)</b> <b>Objective 6:</b> Minimise emissions of pollutants to air associated with transport.	<ul style="list-style-type: none"> <li>▪ Prevent air pollution associated with development activities?</li> <li>▪ Control nuisance associated with odour and / or dust emissions from development activities?</li> </ul>
<b>Climatic Factors (CF)</b> <b>Objective 7:</b> Minimise contribution to climate change by adopting adaptation and mitigation	<ul style="list-style-type: none"> <li>▪ Facilitate land use and transport integration to minimise emissions of greenhouse gases?</li> <li>▪ Address the potential impacts of climate change on biodiversity and cultural heritage, and vice versa?</li> </ul>

Objective	Detailed Assessment Criteria – To what extent will the Fingal Development Plan:
measures.	<ul style="list-style-type: none"> <li>▪ Reduce waste of energy, and maximise use of renewable energy sources?</li> <li>▪ Ensure flood protection and management?</li> <li>▪ Reduce vulnerability to the effects of climate change?</li> <li>▪ Restrict development in flood plains and valuable green space?</li> </ul>
<p><b>Cultural Heritage (CH)</b> <b>Objective 8:</b> Protect places, features, buildings and landscapes of cultural, archaeological and/ or architectural heritage from impact as a result of development in Fingal.</p>	<ul style="list-style-type: none"> <li>▪ Encourage appropriate re-use of the traditional or historic building stock?</li> <li>▪ Improve appearance of areas with particular townscape character?</li> <li>▪ Improve protection for protected archaeological sites and monuments and their settings?</li> <li>▪ Improve protection for protected structures and conservation areas?</li> <li>▪ Improve protection for areas of archaeological potential and for undiscovered archaeology?</li> <li>▪ Enhance access to sites of heritage interest?</li> </ul>
<p><b>Material Assets (MA)</b> <b>Objective 9:</b> Make best use of existing infrastructure and promote the sustainable development of new infrastructure to meet the needs of Fingal’s population</p>	<ul style="list-style-type: none"> <li>▪ Protect and promote agriculture and horticulture industries?</li> <li>▪ Increase local employment opportunities?</li> <li>▪ Improve efficiencies of transport, energy and communication infrastructure?</li> <li>▪ Reduce the generation of waste and adopt a sustainable approach to waste management in compliance with the Eastern Midland Waste Plan?</li> <li>▪ Encourage the development of renewable energy sources?</li> <li>▪ Ensure development has regard to its landscape setting and landscape value as an asset?</li> <li>▪ Encourage only sustainable development in coastal areas that will be resilient to the effects of climate change?</li> <li>▪ Development to have access to sufficient waste water treatment infrastructure?</li> <li>▪ Provide drinking water supply and water conservation measures?</li> </ul>
<p><b>Landscape (L)</b> <b>Objective 10:</b> Protect and maintain the special qualities of the landscape character including coastal character within Fingal.</p>	<ul style="list-style-type: none"> <li>▪ Protect and, where appropriate, enhance designated areas of high quality landscape?</li> <li>▪ Improve protection for landscapes and seascapes of recognised quality?</li> <li>▪ Ensure that landscape character is considered in the development process?</li> <li>▪ Maintain clear urban/rural distinctions?</li> <li>▪ Enhance provision of, and access to, green space in urban areas (green infrastructure)?</li> </ul>

### 7.2.1 Internal Compatibility of Strategic Environmental Objectives

In accordance with the SEA Directive, the interrelationship between the SEA environmental topics must be taken into account. The key interrelationships identified in this SEA are set out in **Figure 7.1** and in general the objectives outlined are compatible.

Figure 7-1 - Inter-relationship of SEA Topics

Population / Human Health	√									
Soil	√	√								
Water	√	√	√							
Noise	√	√	X	X						
Air	√	√	√	√	X					
Climatic Factors	√	√	√	√	X	√				
Material Assets	√	√	√	√	√	√	√			
Cultural Heritage	√	√	√	√	√	√	√	√		
Landscape	√	√	√	√	√	√	√	√	√	√
	Biodiversity Flora, Fauna	Population / Human Health	Soil	Water	Noise	Air	Climatic Factors	Material Assets	Cultural Heritage	

√ = interrelationship Anticipated      X = no interrelationship anticipated

### 7.2.2 Strategic Environmental Indicators and Targets

The overall purpose of environmental indicators in the SEA is to provide a way of measuring the environmental effect of implementing the Fingal DP. Environmental indicators are also used to track the progress in achieving the targets set in the SEA as well as the Fingal DP itself. Targets were considered over the duration of the baseline data collection and assessment, and throughout the consultation process, in order to meet the SEOs as well as the objectives of the Fingal DP.

The proposed targets and indicators have been selected bearing in mind the availability of data and the feasibility of making direct links between any changes in the environment and the implementation of the Fingal DP. For this reason, where possible targets and indicators have been based on existing published targets such as the Fingal Biodiversity Action Plan [2010-2015], which set county objectives to measure Fingal’s progress in protecting biodiversity. The objectives, targets and indicators associated with each topic area are presented in **Table 10.3** of **chapter 10**. It should be noted that some targets and indicators relate to more than one objective.

## 8 DEVELOPMENT PLAN ALTERNATIVES

### 8.1 INTRODUCTION

Article 5 of the SEA Directive requires the environmental report to consider ‘reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme’ and the significant effects of the alternatives selected. Alternatives must be realistic and capable of implementation and should present a range of different approaches within the statutory and operational requirements.

The following section seeks to document the process of the development of the alternatives relating to the SEA of the Fingal DP [2017-2023] by identifying where key decisions are reached, and by considering the environmental impacts of the policy path chosen. The examination of alternative means of achieving the strategic objectives of a plan, in the first place recognises the broad challenges before policy makers, as well as seeking the articulation of why the plan prescribes one path over another.

The consideration of Development Plan alternatives is a real-world exercise that recognises that the plan must work within an existing context of National and Regional Strategic Plans, climate change, and an Irish and European legislative framework that has sustainable development at its core. It is not an ‘open-book’ exercise, where every conceivable option/alternative is examined. Therefore, in selecting realistic alternatives that could be evaluated, ‘no development’ was considered an unreasonable alternative, as it is unlikely to be delivered and would not reflect the statutory and operational requirements to prepare the Fingal DP every 6 years.

The development of the alternatives for the Fingal DP included a series of workshops between the SEA team, the Development Plan team of Fingal County Council, as well as various Departments of Fingal County Council, where the main strategic issues facing the County of Fingal and potential development options/scenarios were discussed. An additional meeting with stakeholders (including Irish Water and the National Transport Agency) was also held.

This following section of this Environmental Report sets out:

- The legislative context for the consideration of alternatives;
- An overview of the strategic issues presented for alternatives;
- An outline of the reasons for selecting the alternatives dealt with;
- A description of the alternatives; and
- Evaluation of the alternatives from a planning and environmental perspective.

### 8.2 LEGISLATIVE CONTEXT

The consideration of alternatives is a requirement of the SEA Directive (2001/42/EC). It states under Article 5(1) that;

*‘Where an environmental assessment is required under Article 3(1), an environmental report shall be prepared in which the likely significant effects on the environment of*

*implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated. The information to be given for this purpose is referred to in Annex I'.*

Annex 1 (h) of the Directive clarifies that the information to be provided on alternatives under Article 5(1), is *inter alia* an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.

Article 9 of the Directive requires that a statement shall be prepared providing information on the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with.

Annex 1 (f) details the environmental topics to be considered in the evaluation of the alternatives, which is the same as that addressed in the assessment of the plan itself:

*'...biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors'.*

Therefore, the Directive emphasises that the SEA process must consider alternatives that are '*reasonable*', and take into account '*the objectives*' of the plan, and '*the geographical scope of the plan*'.

The term '*reasonable*' is not defined in the legislation. Good practice points to the analysis of '*alternatives*' as being a constructive and informative exercise for the policy makers, and that only '*possible*' options for policy are examined. Plan scenarios that run counter to European environmental directives, the National Spatial Strategy (NSS), Ministerial Guidelines or Regional Planning Guidelines (RPG) would not be considered reasonable.

Alternatives are required to take into account the objectives of the County Plan. This alternatives study therefore operates within the strategic objectives, set out for the Fingal DP, and provides an examination of alternative means of implementing the Development Plan.

Section 3.14 of the SEA DECLG Guidelines notes that the higher the level of the plan, the more strategic the options which are likely to be available such as that for a Development Plan. Conversely, lower tier plans, such as Local Area Plans, will be framed in a policy context set by the level(s) above them, and strategic options may be limited.

The SEA Directive does not prescribe at what stage consideration of alternatives should be undertaken, as it requires a rationale for choosing the Development Plan as adopted, in the light of the other reasonable alternatives dealt with. However, to present a useful input into the plan making process, all guidance points to alternatives assessing the implementation of the plan at a strategic level, at the stage where the preferred strategy is being finalised. This is not to say that location specific policies should not be examined. But this must be placed within the context of the SEA's role to examine the strategic environmental implications of the direction of the plan at the appropriate policy level.

## 8.3 RATIONALE FOR SELECTING ALTERNATIVES

### 8.3.1 Background

The consideration of reasonable alternatives must take into account ‘*the geographical scope of the plan*’. The County of Fingal includes areas within the metropolitan and hinterland areas of the GDA as set out in the RPGs. The RPGs require that 85% of Fingal’s population is within the Metropolitan Area and the remaining 15% is located within the Hinterland Area. The 2011 Census indicated the split in population distribution between the Metropolitan Area and the Hinterland Area in Fingal as 79:21. This was a slight decrease on the percentage of the population living in the Metropolitan Area in 2006.

The Fingal DP [2017-2023] will have to consider how the target distribution of 85% in the Metropolitan Area can be achieved through the location of zoned land and the potential for existing settlements to accommodate infill. In particular, the Plan should ensure that public transport infrastructure is being fully optimised by development at appropriate densities beside transport nodes/ corridors.

The key issue for Fingal County is not a simple question of whether to locate development at particular locations, but how to facilitate targeted growth which is in accordance with the RPGs distribution split between the Metropolitan Area and the Hinterland Area within existing settlements. The objective is to maximise the investment in existing and planned infrastructure within the limited land resources; by better integrating land-use, transportation and water services having regard to the core issues of climate change and proper planning and sustainable development.

### 8.3.2 Key Strategic Influences

The current framework for Fingal’s settlement strategy is set out in the RPGs. The strategy is based on a differentiation of towns within the Metropolitan Area of the County and those within the Hinterland Area (these areas being defined at regional level). The thrust of the settlement strategy is to consolidate urban areas around the Dublin Gateway and integrate investment in infrastructure, in particular public transport, with land use planning.

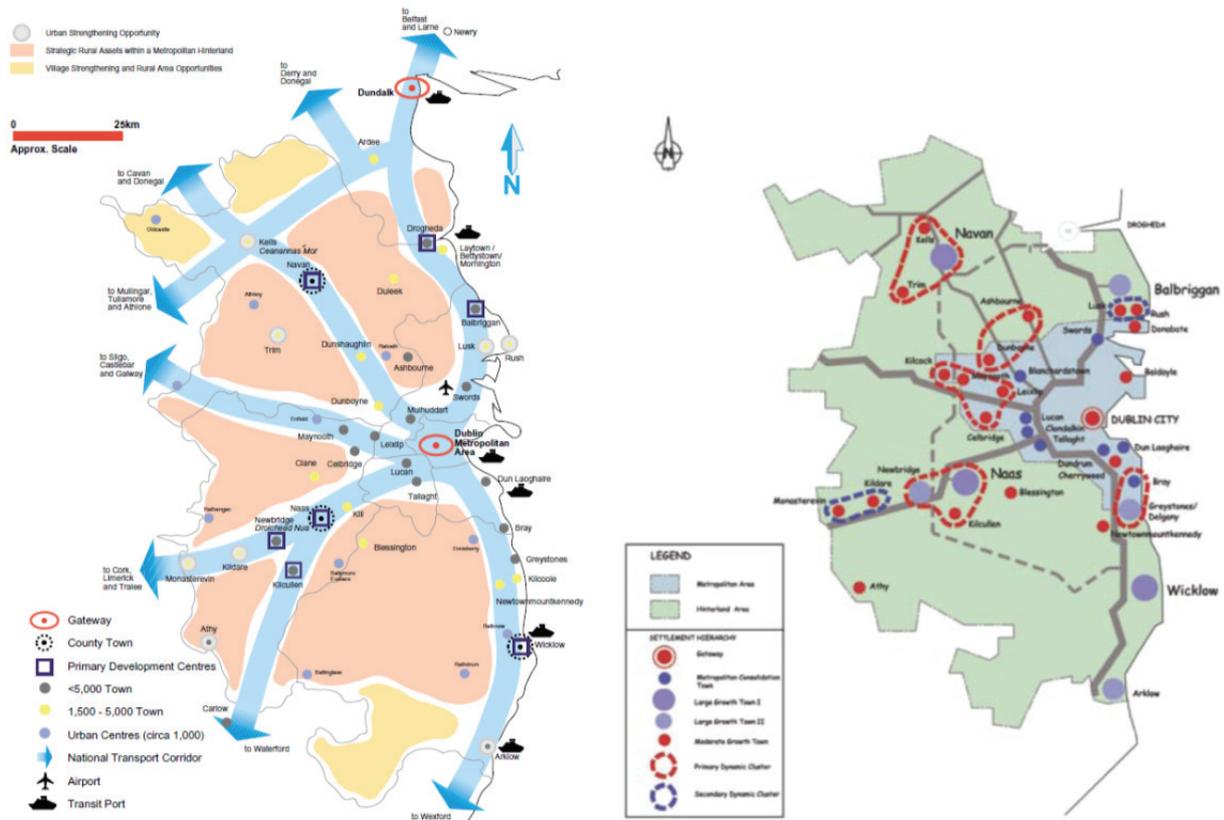
Fingal has a sufficient amount of land zoned to meet the targets set by the RPGs. These targets are ambitious but it was recognised during their formulation that in the short term, it is not planned for or expected that housing completions will be significant and that the population targets may prove to be unachievable in the short-term. This has turned out to be the case. A review of the targets is anticipated as part of the preparation of the new **Regional Spatial and Economic Strategies** by the Eastern and Midlands. Until that time, the Fingal DP will have to be consistent with the existing RPG targets.

The parameters for the proposed alternatives have regard to the policies set out in the NSS and the RPGs which recognise the metropolitan area’s key role in the economic and social development of the state. It is noted that the RPGs will be replaced by Regional Spatial and Economic Strategies (RSES) during the period of the Fingal DP [2017-2023]. The new RSES will update population targets (having regard to the Census results in 2016) and will take into account the shortfall in targets in the region having regard to the sustained economic downturn during the period 2008-2013 (6 years) which straddled two County Plan periods.

The Fingal DP will set out a vision and overall strategy for the proper planning and sustainable development of the county for a six year period. It will also set out guiding policies and objectives for the development of the settlements in the metropolitan and hinterland areas of the county in terms of its physical growth, economic, social and cultural activities and environmental protection and enhancement.

The Settlement Strategy will set the direction for growth in Fingal not just for the next Development Plan but into the future. Land is a finite resource and it must be used wisely. The policy of consolidation which is in the current Development Plan and which is both National and Regional policy will help towards ensuring that land use and transportation are integrated and that investment in other infrastructure is also used efficiently.

**Figure 8-1 – National Spatial Strategy and Regional Planning Guideline Plans for Dublin Region**



Thus the strategic approach for the urban form and structure of Fingal is based on a number of key approaches, which include: the creation of a more compact settlement form thereby reducing urban sprawl; development of a well-designed and defined urban form through the provision of quality urban spaces; the development of a green infrastructures strategy; creation of high density sustainable neighbourhoods close to public transport; and the integration of a cultural and social vision into place-making.

The Development Plan can influence the type, size and mix of housing. It is important that the county can provide accommodation to meet the needs of everyone at different times within their family and life cycle.

The policy of consolidation which is in the current Development Plan and which is both National and Regional policy will help towards ensuring that land use and transportation are integrated and that investment in other infrastructure is also used efficiently.

Fingal currently has a policy of consolidation with the aim of reducing urban sprawl and the inefficiencies associated with dispersed settlement patterns. It is important to ensure sufficient high quality housing is available in the right places, with good infrastructure, services and amenities, to improve the quality of life for the residents of Fingal and to attract new business.

Recent market pressures for lower density development may put pressure on the ability to meet targets set by the RPGs, both in terms of actual numbers and in the split between the Metropolitan Area and the Hinterland Area. Any such trend will be closely monitored so that the Development Plan review is evidence based to allow for policy to be pro-active.

## 8.4 ALTERNATIVES CONSIDERED FOR SEA

For the purposes of the Fingal DP [2017-2023], three possible realistic alternatives have been identified based on the overall strategy of gaining maximum benefit from existing assets, such as public transport social and green infrastructure. The Development Plan must consider some key issues arising from the RPGs such as where or how development should occur within the metropolitan area, how development can occur along corridors within the settlement hierarchy, and how infrastructure delivery may affect the capacity to deliver growth in particular locations.

A number of alternatives were identified at the earlier stage of scoping for the SEA and subsequently during the series of meeting such as:-

- Promoting consolidated growth within existing settlements evenly distributed across the county proportionate to existing population share and related to the capacity of public transport connections, water services capacity and availability of social infrastructure.
- Dispersed Growth around Existing Settlements.
- 'Market Led' Growth.

The alternatives above were discounted as not being realistic in that they would have contravened the over-arching settlement split between the Metropolitan Area and the Hinterland Area (85:15 split). As such given the overall constraints, it was not considered appropriate to include them as alternatives. Rather the approach has been to provide consistency on the overall settlement hierarchy and population split between the metropolitan area and the hinterland area, but to also present three alternatives – each with a different focus, comprising transport, water infrastructure and the preservation of the green belt.

Having regard to the foregoing, the alternatives presented in this SEA address the policy and environmental responses of the Fingal DP to the possible influence on the preferred plan of the presence of key elements of the strategy in economic, transportation, water, services and residential demand.

It is considered that reasonable alternatives relate to the alternative means of achieving the broad objectives of the NSS and RPGs, having regard to key issues of available capacity of infrastructure, environmental constraints and potential impact, and strategic development goals. The alternatives

have the potential to deliver different levels of population and settlement change. However, they are not 'growth' scenarios, in the sense that the growth of settlements is not demand lead, but dependent on the capacity of settlements to grow sustainably, having particular regard to public transportation, and water infrastructure delivery/capacity.

The following alternatives/ scenarios for realising the objectives of the Fingal DP have been developed through a series of discussions between the Development Plan team and the SEA team as well as taking on board comments from bodies such as Irish Water, the National Transport Authority and the Department of Arts Heritage and Gaeltacht. They include:

- Alternative 1: Development concentrated around settlement hierarchy favouring high density expansion in areas nearest to existing and/or planned public transport corridors/nodes.
- Alternative 2: Development promoted in accordance with the settlement hierarchy favouring expansion in areas nearest to available water services infrastructure capacity.
- Alternative 3: Preservation of the greenbelt and natural heritage (including protection of horticulture/agricultural resource) through focusing development on existing settlements.

All three alternatives have common elements, such as the desire to achieve the 85:15 population split between the Metropolitan and Hinterland Areas. They focus on the alternative means of achieving the aims of the Fingal DP.

The 'do-nothing' scenario is not considered to be a reasonable alternative as the review of the existing, and the making of a new, development plan is required under planning legislation which is to be undertaken every 6 years.

#### 8.4.1 Assessment Approach to Alternatives

The approach used for assessing alternatives for the Fingal DP takes an objectives-led assessment. Each alternative has been assessed against a set of strategic environmental assessment objectives (See **Chapter 7** for details of the objectives). The assessment compares the likely impacts in terms of the Strategic Environmental Objectives to see how alternatives perform in relation to the stated environmental objectives.

For the purposes of the alternatives assessment:

- Plus (+) indicates a potential positive environmental impact;
- Minus (-) indicates a potential negative environmental impact;
- Plus/minus (+/-) indicates that both positive and negative environmental impacts are likely or that in the absence of further detail the impact is unclear; and
- Zero (0) indicates neutral or no environmental impact.

The following notation is used in the assessment tables: BFF (biodiversity, flora and fauna); P (population) HH (human health); SL (soils & landuse); W (water); AQ (air quality); CF (climatic factors); MA (material assets); CH (cultural heritage) and L (landscape). Under each alternative a discussion is presented to support the assessment parameters shown and the reason for choosing the preferred alternative. The preferred alternative is a realisation of the SEA Directive's stipulation that there are alternative means of progressing the Fingal DP and that by utilising some elements

from more than one alternative, reflects decisions to be made by the Council having regard to other choices presented in a transparent forum.

The following alternatives would all form part of the overall development strategy for the County Plan. The emphasis is to accommodate potential future residential/commercial development at appropriate locations proximate to existing public transport corridors/nodes. The consideration of alternatives will also seek to protect strategic economic lands and the green infrastructure (natural heritage) as well as cultural heritage assets. The proposed alternatives are described in detail below.

#### **8.4.2 Alternative 1: Development concentrated around settlement hierarchy favouring high density expansion in areas nearest to existing and/or planned public transport corridors/nodes**

##### **8.4.2.1 Description of Alternative**

Development under 'Alternative 1' is favoured in high density development to occur in areas in proximity to existing and/or planned public transport corridors/nodes. Alternative 1 seeks to target and consolidate growth around the settlement hierarchy in accordance with the 85:15 population distribution/allocation split as set out in the RPGs.

##### **8.4.2.2 Planning Considerations**

The RPGs direct the majority of growth in Fingal to the metropolitan area, which reflects the established synergy between the established transportation network and concentration of the main settlements in this area. This reflects populations to locations where they have access to existing social infrastructure facilities as well as proximity to employment, retail and commercial services.

The Fingal DP should continue to promote public transport as a preferred alternative to the car. The integration of land use and transport is integral to this and Fingal's Settlement Strategy will have a key role to play in ensuring the efficient use of investment in public transport.

The objective is to ensure that investment in existing and future public transport infrastructure can be supported by sustainable population levels. This will be achieved by high density development (50 units per hectare) in proximity to public transportation corridors/nodes.

The existing Plan's Core Strategy remains robust and the intention is to strengthen and consolidate existing settlements with the promotion of such areas as an attractive place for urban living in high density development in proximity to public transport.

Development within the metropolitan area is therefore focused in addressing growth in the Major Town Centres in the County (Blanchardstown & Swords) and their associated key transport corridors.

The key influences are:-

- Maximisation of use of investment in existing and planned transport and social infrastructure.
- New Metro North.
- DART Upgrade to Balbriggan.

- Locate more commercial/retail development in Balbriggan to complement existing residential development.
- Increased capacity on Maynooth railway line.
- Current capacity issues on the M50 and M1 and demand management approach will be required.
- Delivery of Swords BRT & Blanchardstown to UCD BRT.
- High density development is focused in and around settlements on transport corridors.
- Encourage development on infill and brownfield sites in Blanchardstown and Balbriggan.
- Development could accord with 85:15 split set out in RPGs between Metropolitan and Hinterlands Areas.
- Support and facilitate long term growth of Swords in line with Swords Strategic Vision 2035.
- Consolidation leading to a reduction in urban sprawl and the inefficiencies associated with dispersed settlement patterns.

**8.4.2.3 Environmental Considerations**

**Table 8.1 – Alternative 1 Environmental Considerations**

Alternative 1	BFF	P	HH	SL	W	A	CF	CH	MA	L
Development concentrated around settlement hierarchy favouring high density expansion in areas nearest to existing and/or planned public transport corridors/nodes.	+/-	+	+	+/-	+/-	+	+	+/-	+	+/-

The alternative is positive in relation to population, human health and material assets as it proposes development in line with the RPG Settlement hierarchy which has a stated objective of consolidating urban areas and making the most efficient use of investment in infrastructure through integration with land use planning policy. The RPGs specifically recommend that the majority of future housing in Fingal should occur within the catchment areas of strategic transport infrastructure. This alternative therefore provides a strong correlation between infrastructural investment and housing development.

The commitment by government to key infrastructure, such as Metro North which will be routed from the city centre to Swords will have the potential to reduce traffic impacts associated with car journeys and provide direct positive long effects on population and human health. The commitment to the DART upgrade on the line to Balbriggan and expansion of the Maynooth line will provide commuters with commuting options. The commitment by government to preserve reservations for infrastructure such as Metro West and Blanchardstown to UCD BRT will be critical to the future sustainable development of Blanchardstown which is a key urban area facilitating future consolidation within Fingal.

The development of high density housing in proximity to public transport corridors provides indirect positive impacts on air quality and climate change due to the potential to reduce emissions including greenhouse gases through provision of an alternative to use of private vehicles. As Fingal is a key land bank for future residential growth it is critical that future development is focused within the metropolitan area and in proximity to public transport nodes as the existing infrastructure such as the M50 and M1 has capacity issues.

The focused concentration of development within settlement envelopes leading to a reduction in urban sprawl will have a positive direct long term impact on biodiversity, flora and fauna, soils/landuse, water, cultural heritage and landscape through protection of the green field lands and preservation of the rural hinterland. However, there is the potential for negative impacts on these receptors from development within the settlement envelopes depending on the location of the development. There could be localised issues in relation to impacts on bats, hedgerow removal, discharges to water, uncovering of unknown archaeology and overshadowing from high density development.

### **8.4.3 Alternative 2: Development promoted in accordance with the settlement hierarchy favouring expansion in areas nearest to available water services infrastructure capacity**

#### **8.4.3.1 Description of Alternative**

The approach of 'Alternative 2' is to promote the development of the County in accordance with the settlement hierarchy but also favouring expansion in areas nearest to available water services infrastructure capacity. This alternative seeks to target and consolidate growth around the settlement hierarchy in accordance with the 85:15 population distribution/allocation split as set out in the RPGs. The location of new development would be where there was sufficient capacity in the wastewater services.

#### **8.4.3.2 Planning Considerations**

The application of 'alternative 2' to the development of the County would over time achieve consolidation but not necessarily in locations close to existing or planned public transport or social infrastructure and retail services. Under this Alternative, the emphasis on development in the County is to align it with the availability of wastewater capacity, while also having regard to the RPGs in respect of the 85:15 split.

There are constraints on development in Metropolitan Area due to capacity issues at Ringsend which are to be alleviated by an upgrade to plant by 2019. Approximately 80% of the metropolitan lands within Fingal dispose of wastewater at Ringsend. In the medium term growth in the metropolitan area would be accommodated by the Clonshaugh plant (in 2022). It is envisaged that the Development Plan will require some 20,000 PE which can be accommodated within the wastewater capacity.

Growth in Blanchardstown will be restricted by disposal capacity and upgrades to an existing sewer connection envisaged in 2018 (the 9C sewer). There is capacity in Swords to accommodate growth.

There is sufficient wastewater capacity in the hinterland area for it to accommodate an improved alignment between the existing residential communities and the provision of retail/commercial development so as to promote more self-sustaining settlements.

Growth may also not occur sequentially to the town centres as the location of water services infrastructure capacity may not always be located in areas close to town centres or to public transport/corridors/nodes.

The key influences are:-

- Maximisation of use of investment in existing and planned water services and social infrastructure.
- Locate more commercial/retail development in Balbriggan to complement existing residential development.
- The existing zoned lands in Swords do have waste treatment capacity.
- Growth in Blanchardstown will be restricted by disposal capacity and upgrades to an existing sewer connection envisaged in 2018 (the 9C sewer).
- Balbriggan and Donabate have sufficient capacity to meet their development in accordance with the settlement hierarchy.
- Availability of water services infrastructure in appropriate locations and in accordance with the 85:15 population split between Metropolitan and Hinterland Areas as set out in the RPGs.
- Capacity constraints in the metropolitan area may result in phasing of development (through the development management process).
- Delivery of development is not necessarily linked to transport infrastructure delivery.

#### 8.4.3.3 Environmental Considerations

**Table 8.2 – Alternative 2 Environmental Considerations**

Alternative 2	BFF	P	HH	SL	W	A	CF	CH	MA	L
Development promoted in accordance with the settlement hierarchy favouring expansion in areas nearest to available water services infrastructure capacity.	+/-	+	+	0/-	+	0/-	0/-	0/-	+	0

Fingal County Council are agents for Irish Water and operate both water and wastewater treatment plants. The water treatment plants at Leixlip and Bog of the Ring are the main sources of drinking water for both Fingal and Dublin City. For wastewater there are a number of treatment plants within Fingal such as Ballbriggan/ Skerries, Portrane/ Donabate, Swords and Malahide, as shown in **Figure 6.14**. The wastewater treatment plant in Ringsend treats a significant portion of the metropolitan lands within Fingal but has existing capacity issues and studies are underway to look to upgrading the plant. A new wastewater treatment plant is being proposed at Clonshaugh which will facilitate the future long term development of the metropolitan area.

There will be a direct positive impact on biodiversity, flora and fauna, population, human health, water and material assets through the provision of development that has the necessary provision of water and wastewater services. There is a strong likelihood that there would be a reduction in the number of future septic tanks through focusing development to locations that have available water

services infrastructural capacity. This alternative would protect groundwater resources from the threat of pollution from inadequately serviced septic tanks.

The alternative states that the development has to be in line with the settlement hierarchy but it does not state that there is focus on high density expansion and therefore there is likelihood that there could be increased impacts on greenfield lands. This would have long term negative impacts on biodiversity, flora and fauna, soils/ landuse, water, cultural heritage and landscape.

The alternative will have neutral to negative impacts in relation to air quality and climate change as future development is not aligned with development of public transport corridors/ nodes and will not directly facilitate the utilisation of existing public transport and to maximise future investment in public transport such as Metro North which requires high density development to ensure viability. Therefore there could be long term negative impacts if there is an increase in the use of private vehicle and relative increase in emissions.

Whilst overall this alternative is positive in relation to the strategy for future development within Fingal, and its alignments to water services, there will need to be caution in relation to compliance with the RPGs and the 85:15 population spilt. The Balbriggan/ Skerries facility and the Portrane/ Donabate facility both have significant future design capacity however they are within the hinterland and in order to align with the RPGs the majority of future development within Fingal will be required to develop within the metropolitan lands.

#### **8.4.4 Alternative 3: Preservation of the greenbelt and natural heritage (including protection of horticulture/agricultural resource) through focusing development on existing settlements.**

##### **8.4.4.1 Description of Alternative**

The third main alternative being considered is to preserve the green belt areas and to ensure that Fingal protects the natural heritage of the county. This will be achieved by maintaining distinct urban centres within clear development boundaries. This alternative seeks to target and consolidate growth around the settlement hierarchy in accordance with the 85:15 population distribution/allocation split as set out in the RPGs.

##### **8.4.4.2 Planning Considerations**

This alternative promotes the preservation of the Greenbelt between settlements in the county. There would be a strong emphasis on consolidation of development within the existing footprint of settlement boundaries.

The NSS places particular emphasis on the physical consolidation of the Metropolitan Area and for the sustainable development of settlements according to their hierarchy within the hinterland. Under this alternative the emphasis would be to develop vacant and under-used lands with a focus on lands close to public transport corridors/nodes so as to protect the rural/horticultural assets.

An integral feature of the county is the open countryside and green belt lands that separate the urban areas which help to define the character of Fingal, providing a sense of place and local identity to individual towns and villages. The maintenance of this general pattern of development is important for the sound and sustainable development of the county.

This alternative promotes the use of appropriate residential densities dependant on location, the use of an appropriate variety and mix of good quality, well designed dwelling types and sizes, and the encouragement of infill and brownfield development to consolidate existing towns in preference to 'greenfield' development.

Fingal's land-use profile is distinguished by the pressure to urbanise to cope with population growth (in accordance with RPG targets) and to maintain valuable agricultural/horticultural land. This alternative would seek to protect the key horticultural asset within the county which accounts for nearly half of the national production of field vegetables. The protection of this key asset would in turn safeguard the food production and processing sector which has developed from the horticultural sector.

The alternative seeks to maintain the protection afforded to the designated sites and the ecological network to ensure that the green infrastructure of the county is kept in place. The focus of high density development is into transportation corridors/nodes.

Development directed into settlement envelopes largely protects green belts, amenities, and environmental sites. The aim is to achieve maintenance of the greenbelts around settlements so that settlements don't coalesce. The green belt lands comprise a valuable resource such as recreational and amenity benefits to persons living in the settlements. It is important that the natural heritage/ agricultural nature of the rural parts of the county are maintained thus protecting the wide variety of both agricultural/ horticultural services and the associated environmental and environmental benefits that these lands also contribute.

The approach is primarily based on protecting the most important biodiversity conservation areas in the county. It includes the identification of buffer zones around these areas, providing opportunities for nature through the development of conservation initiatives in nature development areas in co-operation with landowners and by protecting important movement corridors and stepping stones for wildlife in the landscape.

The key influences are:-

- Protection of greenbelt through promotion of infill development and development of brownfield sites.
- Seek to maintain the protection afforded to the designated sites and the ecological network in the Fingal DP.
- Maximisation of use of investment in existing and planned water services and social infrastructure.
- Consolidation leading to a reduction in urban sprawl and the inefficiencies associated with dispersed settlement patterns.
- Intensification of development in high density development along existing and planned public transportation corridors/nodes.

### 8.4.4.3 Environmental Considerations

**Table 8.3 – Alternative 3 Environmental Considerations**

Alternative 3	BFF	P	HH	SL	W	A	CF	CH	MA	L
Preservation of the Greenbelt and natural heritage (including protection of horticulture and agriculture resource) through focusing development on existing settlements.	+/-	+	+	+	+/-	0	0	+/-	+	+/-

The provision of future development within existing settlements will be positive on all of the environmental receptors with the exception of air quality and climate which are neutral as there will not be a direct contribution to the reduction in greenhouse gas emissions. While the greenbelt and natural heritage will be protected this alternative does not link with future development of public transport corridors/ nodes and therefore the potential to reduce private vehicle usage is reduced.

Fingal has strong ties to agriculture and horticulture and the agri-food sector plays a vital role in the local and national economy. As stated in **Chapter 6**, County Dublin represents 47% of the national food production area (DAFM, Census 2010) and it is reasonable to assume that the majority of this production occurs in Fingal. Therefore alternative 3 would be directly positive for soils/ landuse and material assets through protection of agricultural lands and ensuring economic gain. There will be indirect long term positive impacts on population through the employment generated from this sector.

There is a diversity of sensitive habitats within Fingal from the designated European sites, high amenity areas, sensitive landscapes and Special Amenity Area Orders (SAAO) located along the coastline to the inland high amenity areas and sensitive landscapes located along the Liffey Valley and in proximity to the Bog of the Ring as shown in **Figure 9.1**. The focus on development within existing settlements will lead to a reduction in urban sprawl having positive long term benefits but there is the potential for negative impacts on biodiversity, flora and fauna, water, cultural heritage and landscape depending on the location of the development. There could be localised issues in relation to impacts on bats, hedgerow removal, discharges to water, uncovering of unknown archaeology and overshadowing from development within existing settlements.

There could be negative impacts on biodiversity, flora and fauna and water as development is not aligned with water and wastewater services and could occur in areas that have insufficient treatment capacities.

## 8.5 PREFERRED ALTERNATIVE

**Table 8.4** provides a summary of the environmental evaluation of the three alternatives presented. It highlights that alternatives 1, 2 and 3 have for the majority a number of positive elements. Based on the analysis of the three alternative scenarios and for the purposes of the Fingal DP a combination of key elements of all three alternatives has been used for the preferred alternative.

**Table 8.4 – Summary of Environmental Evaluation**

Alternatives	BFF	P	HH	SL	W	A	CF	CH	MA	L
Alternative 1	+/-	+	+	+/-	+/-	+	+	+/-	+	+/-
Alternative 2	+/-	+	+	0/-	+	0/-	0/-	0/-	+	0
Alternative 3	+/-	+	+	+	+/-	0	0	+/-	+	+/-

The objective of choosing a preferred alternative is to maximise the investment in existing and planned infrastructure within the limited land resources; by better integrating land-use, transportation and water services having regard to the core issues of climate change and proper planning and sustainable development. The preferred alternative is therefore summarised as follows:

*Consolidation of development within existing settlements, to preserve the greenbelt, favouring high density expansion in areas nearest to existing and or planned public transport corridors/nodes and in areas nearest to available/planned improvements to water services infrastructure capacity.*

The preferred alternative seeks to target and consolidate growth around the settlement hierarchy in accordance with the 85:15 population distribution/allocation split as set out in the RPGs. A focus on maintaining distinct urban centres and consolidating growth in accordance with the 85:15 population distribution/allocation split as set out in the RPGs will assist in the preservation of the Greenbelt (and key horticultural assets) between settlements in the county. The maintenance of this general pattern of development is important for the sound and sustainable development of the County.

The RPGs direct the majority of growth in Fingal to the metropolitan area, which reflects the established synergy between the established transportation network and concentration of the main settlements in this area. This reflects populations to locations where they have access to existing social infrastructure facilities as well as proximity to employment, retail and commercial services. This directs populations to locations where they have access to existing social infrastructure as well as alternatives to private transport, as well as the need to ensure that investment in public transport infrastructure can be supported by sustainable population levels.

The objective is to ensure that investment in existing and future public transport infrastructure can be supported by sustainable population levels. This will be achieved by high density development (50 units per hectare) in proximity to public transportation corridors/nodes. Development within the metropolitan area is therefore focused in addressing growth in the Major Town Centres in the County (Blanchardstown & Swords) and their associated key transport corridors.

The emphasis on development in the County is to align it with the availability of wastewater capacity, while also having regard to the RPGs in respect of the 85:15 split. Growth in Blanchardstown will be restricted by disposal capacity and upgrades to an existing sewer connection envisaged in 2018 (the 9C sewer). There is capacity in Swords to accommodate growth and the planning approval has been granted to upgrade the plant to 90,000PE.

It is also noted that the hinterland area has wastewater capacity, in areas such as Balbriggan in which the wastewater treatment plant has a design capacity of 70,000PE and in Portrane/ Donabate

where there is a 65,000PE capacity. It is important that future growth in these areas does not undermine the RPGs objective of an 85:15 split in population between the metropolitan and hinterland areas.

The preferred alternative has a strong presumption against unnecessary greenfield development. This is positive as the unnecessary loss of greenfield gives rise to long-term permanent impacts on the receiving environment and is generally considered unsustainable. Whilst there is some development on greenfield lands due to the need to align with the 85:15 split and comply with the core strategy, growth will be directed to areas that have public transport corridors and wastewater capacity, therefore ensuring protection of surface and groundwater systems and providing sustainable transport access for residents.

The key characteristics of the preferred alternative are:-

- Maximisation of use of investment in existing and planned transport, water services and social infrastructure.
- High density development is focused in and around settlements on transport corridors and available capacity in water services.
- Development could accord with 85:15 split set out in RPGs between Metropolitan and Hinterlands areas.
- Protection of greenbelt through promotion of infill development and development of brownfield sites.
- Consolidation leading to a reduction in urban sprawl and the inefficiencies associated with dispersed settlement patterns.
- Capacity constraints in the metropolitan area may result in phasing of development (through the development management process).
- Delivery of development is not necessarily linked to transport infrastructure delivery.

## 9 INTRODUCTION

The purpose of this section of the Environmental Report is to evaluate as far as possible the environmental effects of the draft Fingal DP policies and objectives and to set out measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects on the environment. The approach used for assessing the policies/objectives for the draft Fingal DP was an objectives-led assessment (as outlined in **Chapter 7**) using assessment matrices in line with current best practise for SEA of land use plans in Ireland. **Chapter 10** provides details on the mitigation measures that were proposed as a result of the assessment process.

### 9.1 ASSESSMENT OF STRATEGIC POLICIES AND CORE OBJECTIVES

This chapter includes a discussion of the main likely significant impacts (positive and negative, direct and indirect, cumulative and synergistic, which are anticipated from implementation of the policies and objectives contained within the draft Fingal DP. Within this chapter is a matrix assessment for the Strategic Policies (**Table 9.1**) along with a discussion of the main impacts of the policies and objectives for chapters 2-12 of the Written Statement. The detailed matrix assessment of the individual policies and objectives for chapters 2-12 of the Written Statement of the draft Fingal DP is included in **Appendix B**.

The assessment matrices included in this Chapter and in **Appendix B** contain a comparison of each of the policies and objectives against each of the SEA environmental objectives with an assessment rating assigned for the purposes of comparison. For the purposes of these assessments, plus (+) indicates a potential positive impact, minus (-) indicates a potential negative impact, plus/minus (+/-) indicates that both positive and negative impacts are likely or that in the absence of further detail the impact is unclear, and a neutral or no impact is indicated by 0. Combinations of these symbols are also possible, e.g. 0/- which indicates that impact may be neutral or negative depending on how the policy or objective is delivered.

In addition to the detailed assessment of the policies and objectives a number of workshops/meetings were undertaken with the Fingal Planning Team during the development of the draft Fingal DP and environmental concerns were taken on board by the Plan team.

One of the key issues for the draft Fingal DP is the potential for its policies and objectives to impact on the designated European Sites along the Fingal coastline. In recognition of the importance of these sites, the council, in consultation with the SEA and AA teams, has ensured that the text contained within the previous 2011-2017 has been maintained and updated to accord with the current Birds and Habitats Regulation S.I 477 of 2011. These changes have been made to the Written Statement to highlight the importance of these sites and the legal requirement for Screening for Appropriate Assessment for any plan or project. This additional text increases awareness of the sites and the legal obligations for all development in Fingal.

It must be noted that the Strategic Policies are set by the Council Members to provide direction to the Fingal DP. Whilst the Strategic Policies were assessed and mitigation was outlined this has been addressed through the policies and objectives within chapters 2-12 of the Fingal DP.

**Table 9.1 - Strategic Policy Assessment**

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
1.	Promote sustainable development by providing for the integration of economic, environmental, social and cultural issues into the Development Plan policies and objectives, utilising to that end the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
2.	Minimise the impact of the County's contribution to climate change, and adapt to the effects of climate change, with particular reference to the areas of land use, energy, transport, water resources, flooding, waste management and biodiversity, and maximising the provision of green infrastructure including the provision of trees and soft landscaping solutions.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
3.	Contribute to the creation of a more socially inclusive, equal and culturally diverse society by providing for appropriate community infrastructure, quality public realm and improving access to information and resources. Seek new innovative ways of enhancing social inclusion and ensure the Plan can facilitate initiatives arising from the Social Inclusion and Community Activation Programme (SICAP), where appropriate.	+/-	+	+	+/-	+/-	0	0	+/-	+/-	+	New Infrastructure will have the potential to negatively impact on BFF, SL, W, CH & L.
4.	Add quality to the places where Fingal's people live, work and recreate by integrating high quality design into every aspect of the Plan promoting adaptable residential buildings and ensuring developments contribute to a positive sense of place and local distinctiveness of an area.	0	+	+	0	0	0	0	+	+	+	No negative impacts anticipated.
5.	Promote and facilitate the long-term consolidation and growth of the County town of Swords generally as provided for in the Swords Strategic Vision 2035.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	The Swords Vision promotes the consolidation of development in association with provision of Metro North. While there are significant

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												advantages to directing consolidated development in one area e.g. for services such as water/ wastewater/ public transport, there are also potential negative impacts on BFF, W, A, C associated with urbanisation.
6.	Consolidate the growth of the major centres of Blancharstown and Balbriggan largely within their previously identified limits by encouraging infill rather than greenfield development and by intensification at appropriately identified locations.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	Similar issues to Strategic Policy 5 on consolidation of Swords. Infill development has positive impacts on the environment through reducing greenfield development but any development will have the potential for negative effects.
7.	Consolidate the development and protect the unique identifies of the settlements of Howth, Sutton, Baldoyle, Portmarnock, Malahide, Donabate, Lusk, Rush and Skerries.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	Similar issues to Strategic Policy 6.
8.	Develop a strategy to promote and deliver an enhanced identity and link with Fingal for the wider communities of Santry, Ballymun, Meakstown/Charlestown, Finglas and Lanesborough and define them beyond the existing named South Fingal Fringe Settlement.	+	+	+	+	+	+	+	+	+	+	A focused strategy will assist with developing links to these areas and will offer positive impacts in terms of P, HH, CH and MA. The manner in which the links may be developed is not clear, however where this includes linear infrastructure there will be potential for negative impacts from construction and operation to all environmental areas.
9.	Promote the vibrancy of town centres by providing for a mix of uses within these areas, including cultural and community uses and upper floor residential, as appropriate.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	Similar issues to Strategic Policy 7 in relation to development. Specifically positive impacts for P and HH through provision of a wide range of uses and promoting a

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												vibrant town centre.
10.	Safeguard the current and future operational, safety and technical requirements of Dublin Airport and provide for its ongoing development (incl. the second runway and potential commercial opportunities) within a sustainable development of framework. The framework shall take account of any potential impact on local communities and shall have regard to any wider environmental issues.	0/-	+/-	+/-	0	-	-	-	-	+	0	Potential negative impacts as a result of noise and traffic nuisance associated with the continued development of the airport. Expansion of the airport will encourage air transport which has potential negative implications for A & CF. Increase in airport operations may also impact negatively on BFF where flight paths intersect SPAs along the coastal area. Suggest reference is made to government policy on climate change.
11.	Promote enterprise and employment throughout the Country, including the Metro North Economic Corridor and Blanchardstown and work with the other Dublin Local Authorities to promote the Dublin City Region as an engine for economic growth for the Region and the County.	-/0	+	+	-/0	+/-	+/-	+/-	-/0	+	-/0	Promoting enterprise and employment in these areas may give rise to negative impacts on BFF, SL, CH and L through associated development, increased use of resources, increased pollution and landuse changes. Positive impacts are anticipated for P, HH, and MA. The promotion of MNEC and Blanchardstown will require the provision of utilities and therefore positive impacts can be expected for W, A & CF. Suggest reference to sustainability is included in the Policy.
12.	Protect, maintain and enhance the natural and built heritage of the County.	+	+	+	+	+	0	0	+	0	+	Overall positive to neutral impacts.
13.	Safeguard the 'green agricultural' identity of North Fingal, promoting the rural character of the County	0/-	+	+	+/-	0/-	0	0	0/-	+	0/-	Overall positive on P, HH and MA through and economic knock on

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	and supporting the agricultural/horticultural production sector.											from the agricultural/ horticultural sectors. Neutral to negative impacts on the environment from the activities involves in this sector such as impacts on rivers from abstraction. Suggest reference to sustainability is included in the Policy.
14.	Provide viable options for the rural community through the promotion of controlled growth of the rural villages and clusters balanced with careful restriction of residential development in the countryside, recognising the unique value of rural communities in Fingal.	0/-	+	+	-	-	0	0	+/-	+/-	+/-	Growth in rural areas has potential negative impacts for BFF, SL, W, CH, MA and L through change of landuse and construction related impacts. W in particular may be impacted by insufficient or inappropriate WWT as many rural based residences will depend on On-site Waste Water Treatment (OSWWT). Positive impacts on P, HH and CH by promotion and retention of rural communities. Suggest inclusion of text at end of policy to say ... in Fingal whilst protecting the natural and built heritage within the county.
15.	Strengthen and consolidate greenbelts around key settlements.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
16.	Seek the development of a high quality public transport system throughout and adjoining the County, including the development of modern light rail systems integrated into the existing rail network like Metro North and Metro West, improvements to the railway infrastructure incl. the DART Expansion Programme DEP, the facilitation of QBCs and BRT systems together with enhanced facilities for walking	-/0	+	+	-/0	-/0	+	+	-/0	+	-/0	Potential negative impacts on BFF, W, SL, CH and L as a result of construction related impacts. Linear infrastructure such as Metro can result in habitat fragmentation with resultant negative impacts for BFF. Positive impacts anticipated for A, CF, P, HH and MA from

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	and cycling.											provision of a network of transportation options that take focus from private car use. All new transportation infrastructure shall be subject to Screening for Appropriate Assessment at the project level.
17.	Promote, improve and develop a well-connected modern national, regional and local roads and public transport infrastructure geared to meet the needs of the County and Region and providing for all road users, prioritising walking, cycling and public transport.	-/0	+	+	-/0	-/0	+	+	-/0	+	-/0	Similar issues to Strategic Policy 16. Overall very positive for P, HH, A, CF and MA through improved access to a range of transportation options.
18.	Work with Irish Water to secure the timely provision of the water supply and drainage infrastructure necessary to facilitate the sustainable development of the County and the Region.	+/-	+	+	0	+	0	0	0	+	0	This is a very positive policy as there are critical capacity issues for Fingal. Impacts are positive to neutral however construction of infrastructure could have temporary negative impacts on BFF. Policies supporting this strategic policy should make it conditional that sufficient capacity be delivered before permissions for development are granted.
19.	Secure the timely provision of other infrastructure essential to the sustainable development of the County, in particular in areas of resource and waste management, energy supply, renewable energy generation and ICT.	0/-	+	+	0/-	+	+	+	+/-	+	+/-	Potential negative impacts on BFF, SL, CH and L from provision of infrastructure. Screening for Appropriate Assessment (AA) will be required for any such development as stated in the overarching requirements for AA set in the Written Statement.
20.	Ensure the timely provision of community infrastructure including schools, recreational and	0/-	+	+	0/-	+	+	+	+/-	+	+/-	Potential negative impacts on BFF, SL, CH and L from provision of

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	sports facilities, roads, waste water treatment facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development.											infrastructure. Screening for Appropriate Assessment (AA) will be required for any such development as stated in the overarching requirements for AA set in the Written Statement.
21.	Ensure new developments have regard to the recommendations of the Flood Risk Assessment, generally avoiding development on areas liable to flooding or which would be liable to exacerbate flooding.	+	+/-	+	+	+	+	+	+	+	+	Positive long term impacts anticipated with the exception of P as there may be restrictions on the location of development.
22.	Promote, drive and facilitate the transition in the future to an entirely renewable energy supply.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Overall positive impacts for the environment especially A, CF and MA, however depending on the type of renewable energy development there is potential for negative impacts on the environment. Suggest inclusion of text at end of supply to say, in line with current national renewable energy and climate change policy.
23.	The Council recognises that climate change is an overriding challenge facing us locally as well as globally. In addressing and responding to this challenge, Fingal will be required to both adapt to climate change, as well as mitigate against climate change, including reducing emissions and unsustainable energy consumption.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Similar issues to Strategic Policy 22. Suggest inclusion of text to say..Fingal will both adapt to climate change and as well as mitigate against climate change, including reducing emission and unsustainable energy consumption in line with the measures identified in the National Mitigation Plan for Climate Change and forthcoming Adaptation Framework and Plans.
24.	Promote and maximise the benefits of quality of life, public health and biodiversity arising from	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Overall positive impacts anticipated but as the policies for

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	implementation of policies promoting climate change adaptation and mitigation.											promoting climate change adaptation and mitigation are not defined and there are unknown impacts on the environment. Suggest text change to word adaptation to adaptation in line with phrasing within Climate Action and Low Carbon Bill 2015.
25.	Encourage innovation and facilitate the development of pilot schemes that support climate change mitigation and adaptation.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Similar issues to Strategic Policy 24. Suggest text change to word adaptation to adaptation in line with phrasing within Climate Action and Low Carbon Bill 2015. Suggest that ..pilot schemes that support climate change mitigation and adaptation are in line with the National Mitigation Plan for Climate Change and forthcoming Adaptation Framework and Plans .
26.	Develop, in consultation with stakeholders appropriate strategies and policies to facilitate a reduction in green house and carbon emissions and development of a sustainable energy and climate change action plan for the County.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Similar issues to Strategic Policy 24. The unknown nature of the strategies and policies means impacts cannot be defined. Suggest text change....for the County in line with the Local Authority Renewable Energy Strategy (LARES) document.

### 9.1.1 Strategic Policies, Settlement, Core Strategy and Placemaking

For the most part the Strategic Policies contained within the draft Fingal DP would result in positive, direct and indirect impacts in all areas. The potential for negative impacts to issue areas such as biodiversity, population, human health, soils, landuse, water, air quality and climate, cultural heritage and landscape, is limited to policies which would result in provision of additional development, i.e. residential, commercial and residential land uses, or its accompanying infrastructure.

The inclusion of policies which will support climate change mitigation and adaptation is very positive in relation to air quality and climatic factors. The Fingal DP recognises the need to adjust to national policy and guidance in relation to climate change and outlines the requirements within the Fingal DP for climate change mitigation and adaptation measures.

The Settlement Strategy, Housing Strategy and Retail Strategy will be used to guide residential, commercial and industrial development within Fingal. The Settlement Strategy is based on the consolidation of the metropolitan area and existing towns and villages in line with the RPGs 85:15 split as previously discussed in **Chapter 8**.

Swords and Blanchardstown are the key towns for population growth and economic and retail activity. Consolidation of existing towns and villages, such as Swords and Blanchardstown, has the potential to result in both positive and negative impacts by limiting development in greenfield areas and encouraging infill development. This would protect biodiversity, landscapes and resources such as water, soil, landuse and air quality in the undeveloped areas, while focussing development in existing areas. This will place pressure on existing material assets, such as wastewater treatment and water supply, as well as cultural heritage features, including structures and areas of architectural value.

In addition, examination of the settlement envelope for areas such as Swords, Donabate, Rush and Lusk indicate that the soils in these areas are excellent for agriculture; therefore, intensification of development within these areas would result in direct negative impacts on material assets. Compliance with requirements for environmental assessment contained in the Strategic Policies as well as in the policies and objectives within the other sections of the Fingal DP along with the mitigation measures from the SEA should limit these negative impacts.

As identified in the draft Fingal DP one land bank have been proposed, Lissenhall in Swords, to meet the 85:15 split in the RPGs and future housing requirements. In addition there are other areas within the Fingal DP proposed for residential development that are not fully serviced. Some of the residentially zoned land is dependent on the delivery of key infrastructure, most notably wastewater treatment, in order to become available for development. Future development in Blanchardstown is constrained by the capacity of Ringsend wastewater treatment plant which is current treating above its design capacity of 1.6 Mpe. Studies are currently underway to assess upgrading the plant and it is projected that it will need to increase capacity to 2.1Mpe. However, it is anticipated that future development in Blanchardstown will be serviced by a wastewater treatment plant proposed for Clonsaugh. The planning application for the proposed Greater Dublin Drainage Project is expected to be submitted in 2016 for an estimated treatment capacity of 350,000 PE at operational stage which will rise to approximately 750,000 PE at the design horizon of 2040. Subject to planning approval it is anticipated that this project will be operational by 2022. The delivery of a regional wastewater treatment plant would alleviate the pressures on wastewater services in the metropolitan area and is key to implementation of the Housing and Settlement Strategies.

In particular, it should be recognised that the major watercourses within the County, such as the Broadmeadow, Ward and the Ballyboghill rivers, flow through highly developed areas. As such these provide a direct pathway to EU designated areas along the coast for pollutants arising out of inadequate wastewater treatment. Therefore, it is critical that the Strategic Policy ensures, Fingal work *“with Irish Water to secure the timely provision of the water supply and drainage infrastructure necessary to facilitate the sustainable development of the County and the Region”*. This would guarantee that wastewater discharges from developed areas in the County do not result in degradation of water quality and result in damage to these designated areas and their associated habitats and species.

A key objective is the provision of Local Area Plans (LAPs) and Masterplans for key future development, including Lissenhall. Provision of LAPs and Masterplans contributes to proper planning, as this lower level of planning will be able to take specific environmental issues into account.

However, it is noted that producing a number of LAPs could give rise to cumulative impacts on the environment, which may not be recognised in individual documents however all LAPs will be screened to determine the need for AA and SEA.

Placemaking is a method of connecting a community through promoting social inclusion and creating vibrant locations within a community to enhance the quality of life for the residents. It will impact urban design and planning to create public spaces that people value, maximising the potential of local assets. Placemaking can be utilised in a variety of ways, all of which have direct and indirect positive impacts on communities. These include the generation of new spaces like community parks/gardens, or the better utilisation of existing spaces for sports clubs, recreation or businesses. Using existing spaces for markets, events or fairs also increases the value of the space within the community.

The policies and objectives associated with placemaking are positive for the most part, with direct positive impacts on population, human health and material assets in relation to the provision of housing and the necessary amenities to provide sustainable communities. Promotion of economic development in towns and villages will have a positive impact on population by providing employment closer to centres of population, leading to more sustainable travel patterns and reduction in climate emissions. There is potential for indirect negative impacts to biodiversity, flora and fauna, soils and land-use, water, cultural heritage and landscape as with most developments.

### **9.1.2 Urban Fingal**

The overarching objectives for the urban areas within Fingal County centre on sustainable development and the management of Fingal’s consistently growing population. This includes the consolidation of existing and future development and provision of the necessary infrastructure which should be delivered in tandem with development. The provision of high quality public transport links is also a primary objective and this will include the development of the Metro North. The plan aims to promote and facilitate a high quality living and working environment through the provision of civic, cultural, retail, commercial, residential and employment activity. It also focuses on the conservation of sensitive sites with Fingal’s unique coastline being of vital importance, the preservation and enhancement of both natural and cultural heritage and the enhancement of village character particularly in smaller urban areas.

The policies and objectives for Urban Areas are generally aimed at the provision of adequate housing, open space, retail, leisure, employment, community and cultural development to support the needs of residents, workers and visitors, while conserving built and natural heritage in order to provide for sustainable communities. These objectives are for the most part expected to result in positive direct, indirect and secondary impacts to biodiversity, flora and fauna, water, soils and landuse, air quality, climate, landscape and cultural heritage, particularly as many of the objectives incorporate the concept of sustainability. The focus on improving urban areas is also expected to result in direct positive impacts on population and human health, particularly in areas such as Blanchardstown where improvements in the deprivation rating are expected.

Future development will include the expansion of both Swords and Blanchardstown in the Metropolitan Area with the promotion of lands at Lissenhall, including the preparation of a Local Area Plan (LAP) for long-term strategic development. Development of the key coastal towns such as Skerries, Portrane, Donabate, Malahide and Portmarnock along with the development of hinterland areas such as Balbriggan will prioritise consolidation and infill development. The prioritisation of development on infill and brownfield lands will reduce disturbance of habitats and species in less developed or rural areas. This will also allow for more efficient provision of facilities mainly transport, water and wastewater, provided that these are in place in advance or in parallel with the increase in density. Otherwise there is the potential for negative impacts to occur on population, human health, water quality, air quality and climate and material assets due to the increase in pressure on existing wastewater systems and water supplies, energy networks, transport services and other material assets. Consolidation of town and village centres may also have unforeseen impacts in terms of cultural heritage and streetscapes (i.e. loss of character, fabric, grain, and appropriate scale) though the inclusion of design objectives for these areas should reduce or eliminate these types of impacts.

Consolidation and clustering of housing in towns and villages, as provided for in some of the proposed objectives, should reduce development of one-off housing, which in turn should protect soils and landuse for agricultural purposes. Promotion of economic development in towns and villages is expected to have a positive impact on population by providing employment closer to centres of population, leading to more sustainable travel patterns and a reduction in air emissions and knock on climate impacts. In order to ensure that these potential positive impacts to climate occur, promotion of development in towns and villages in rural Fingal needs to be accompanied by enforcement of the policies and objectives promoting improved public transport and accessibility.

### 9.1.3 Rural Fingal

The policies and objectives for Rural Areas are concerned with several issue areas, including: limitation of residential development particularly one-off housing; maintaining agricultural businesses and protecting the commercial viability of existing agricultural land; protection of high amenity zoned land; and encouraging other economic sectors, where appropriate. It also includes provision for the promotion of rural related enterprise, the protection and enhancement of the natural biodiversity, the integrity of the landscape and both the built and cultural heritage. The tourism potential of Fingal's villages will be promoted by facilitating the provision of visitor services and accommodation. This will support sustainable tourism initiatives which develop the tourist potential of the rural area while recognising and enhancing the quality and values of the rural area.

A key objective is the provision of Local Area Plans (LAPs) for the villages in the rural Fingal area which will contribute to proper planning for the consolidation of rural villages and the minimisation of one-off housing and ribbon development. At LAP level, specific environmental issues can be taken into account. This will promote attractive and vibrant villages, ensuring sustainable expansion

and development at a level appropriate to and integrated with the existing village. These villages need to be supported by the provision of an integrated rural community public transport system as a means of reducing social isolation and as a viable long-term sustainable public transport option as part of the Rural Transport Initiative. There needs to be provision for essential services for living within the local community including, social, employment and retailing services; health, recreation and community facilities.

Many of the objectives for rural Fingal encourage the consolidation of a limited number of existing rural clusters and limitation of one-off housing which will also have benefits for soils, water and biodiversity by avoiding the impacts associated with on-site wastewater treatment systems. Consolidation of development in specific areas will encourage the sustainable provision of infrastructure, mainly wastewater, water supplies and transport, with positive impacts for population and material assets. It will also have benefits for the environment, especially in relation to biodiversity by reducing habitat loss and fragmentation and maintenance of habitats and associated networks and river systems that could be damaged by one-off housing. It would also reduce car related movements necessitated by unavailability of public transport to service a dispersed population. This will have positive impacts in terms of air quality and climate. There is a potential negative impact to cultural heritage through limitation of rural housing which is addressed somewhat through permitting limited additional housing for those with a genuine rural generated housing need, whilst encouraging these dwellings are sited at a location in close proximity to the family home where the drainage conditions can safely accommodate the cumulative impact of such clustering. For example, planning applications in the South Shore area of Rush should be considered from persons who have been resident for a minimum of ten years within the local area (with restrictions).

Several of the rural objectives, which provide for residential or other development in the countryside, were identified as requiring screening for AA. It was recommended that a caveat be included in these objectives, which highlights this requirement to reduce potential direct negative impacts on biodiversity in EU designated sites. There are also objectives included that facilitate the creation of specific recreational amenities in the greenbelt, e.g. golf courses and the provision of safe walking routes. Depending on the location and land use proposed, these objectives could result in direct and indirect negative impacts on biodiversity, flora and fauna, landscape, cultural heritage and water. These negative impacts could be alleviated by sensitive design, location and consideration of biodiversity requirements and are partially addressed by the requirement that applications for planning permission for developments such as golf courses be accompanied by Impact Statements, including proposed mitigating measures, which assess: 1) the visual impacts; 2) the cumulative effect of the proposed additional golf course upon the landscape; 3) the impact of the proposed golf course on the existing natural biodiversity, archaeological and architectural heritage; and 4) the impact on drainage, water usage and wastewater treatment in the vicinity.

#### **9.1.4 Economic Development**

Another facet of the Fingal DP is the facilitation of sustainable economic development. Having a sufficient quantum of zoned lands will facilitate a range of enterprise development and job creation across all sectors. The associated objectives are generally anticipated to result in positive impacts on population, human health and material assets. There is a focus to locate the economic development zonings in areas to maximise upon infrastructural provisions which will have a direct positive impact on material assets, air and climate change due to potential for reducing vehicle trips, particularly HGV traffic, and traffic congestion through provision for sustainable forms of transport. Locating the

areas of development in proximity to residential development will also reduce the need for long commutes.

The plan aims to support existing clusters in Fingal, such as those in the ICT, pharmaceutical, aviation and agri-food sectors, and promote new and emerging clustering opportunities across all economic sectors within the County. Clustering will have a positive impact on population and material assets however there is potential for direct negative pressure on natural resources and indirect negative impacts on biodiversity, flora and fauna. Infrastructure must also be delivered in parallel or in advance of increased population and investment to mitigate for any negative impacts that could arise for example through increased numbers of private car journeys due to lack of sufficient public transport. The regeneration or renewal of underutilised buildings or industrial areas will also be a focus of the plan in order to fully utilise infrastructure that is already in place. This will contribute to the process of building a resource-efficient, low carbon economy which is one of the primary challenges of the Fingal DP.

The economic potential of Fingal will be maximised as it is part of the Dublin City Region and is in an advantageous position within the EMRA. This will have positive impacts for both population and material assets. This includes the maximisation of opportunities associated with the presence of key infrastructural assets that are within the County which include Dublin Airport, the national motorway network, railway services and the proximity to Dublin City and Dublin Port via the Port Tunnel. The development of settlement in line with the Dublin-Belfast Economic Corridor also has potential to have a positive impact on material assets, population and human health as this objective is aligned with the Fingal Settlement Strategy. However, new development can have negative impacts on biodiversity, flora and fauna, soil and land use, water, cultural heritage and landscape.

The Fingal DP focuses on development of Dublin Airport as a secondary hub to capitalise on the associated wider economic benefits for Fingal and the wider region. This will have a positive impact on population and material assets through the creation of job opportunities. There will be negative impacts associated with the expansion of Dublin Airport such as pressure on water and wastewater services and increased pressure on local communities. Future development has potential for direct negative impacts on both air and climatic factors. Climate change is a concern for Fingal, particularly in relation flood risk and flood defences along the coastline. Expansion of Dublin Airport to achieve its maximum potential will have both positive and negative impacts on the surrounding environment.

Development of a high quality public transport system, such as Metro North, would result in positive impacts in the areas of population, human health, air quality and climate as the provision of a variety of transport options is expected to reduce reliance on private vehicles. The provision of a policy to safeguard the current and future operational, safety, and technical requirements of Dublin Airport and provide for its ongoing development within a sustainable development framework has the potential to result in negative impacts as a result of aircraft and traffic noise and nuisance as well as negative implications for air quality and climate due to potential growth of a new runway.

For the tourism sector, there is also a focus on promoting and facilitating opportunities to create an integrated pedestrian and cycle network linking key tourist destinations in the County (Fingal Coastal Way) which will involve the identification of public rights of way and by exploiting former rail networks for use as potential new tourist and recreational walking routes. This will have the potential for indirect negative impacts on biodiversity, flora and fauna through disturbance and or cumulative impacts, soil and land use, water and cultural heritage. Positive impacts are anticipated for population, human health, air quality, climatic factors and material assets through increased

walking or cycling along the coastal route. However measures are incorporated within the objectives such as the implementation of the Tourism Strategy 2015-2018, which states that such strategies should be implemented in a manner that does not have an adverse impact on the receiving areas.

Development of the agri-food sector in Fingal is important to ensure that the economic potential of the sector is secured for the benefit of the local economy, and national economy. Positive impacts on population, cultural heritage and material assets would be anticipated. There are also opportunities for development of the marine sector, in particular the development of harbours and the seafood industry, with the expectation of positive impacts on population and material assets. Development of harbours is subject to environmental assessment, including SEA Screening and Screening for Appropriate Assessment. Both agri-food and marine sectors include activities that could result in negative impacts on biodiversity, flora and fauna, soil and land use, water and landscape if pollution prevention and conservation are not of principal importance.

An important aspect of the Fingal DP is to support economic growth in the Metropolitan Area through consolidating, strengthening and promoting the strategic importance of the major urban centres of Swords and Blanchardstown and of key employment locations such as Dublin Airport and Dublin 15. There are objectives in place to outline the requirements for water and wastewater infrastructure to ensure the requirements of the growing urban centres can be met. There will be positive impacts through the provision of public transport increasing the connectivity of these centres such as to human health and air quality. However development always has the potential to impact negatively on biodiversity, flora and fauna, soil and land use, water, cultural heritage and landscape. It is important to ensure that settlements and locations within the Metropolitan Area pursue development policies of consolidation, and maximise their economic strengths and competitive advantages such as tourism and marine sectoral activities in Malahide and Howth, while the South Fingal area maximises its economic potential through the strong functional linkages to the M50. Consolidation of the metropolitan area is important to reduce rural sprawl. Providing focus to rural areas to develop their assets such as tourism and marine is positive for employment.

There is also a focus to support economic growth within the Hinterland Area through strengthening and promoting the importance of Balbriggan as the major urban centre. This will be achieved through developments such as the extension of the DART to Balbriggan, a recent decision by Government. Balbriggan has grown significantly over the last number of years and this large residential area requires economic strengthening, for which the DART connection will be beneficial. It is anticipated that there will be positive impacts for air and climatic factors if commuting from Balbriggan is minimised through the generation of opportunities within the town. Additional growth will be directed to other urban centres in the area which leads to some uncertainty in the potential impacts.

### 9.1.5 Infrastructure & Movement

**Movement:** Many of the policies and objectives for transport promote the use of sustainable forms of transport, such as walking, cycling and public transport networks, and as such will have positive benefits on the wider environment, including: positive indirect and cumulative impacts in relation to air quality and climate as a result of the decrease in emissions associated with a reduction in use of private vehicles; positive impacts on population and human health through reduced congestion, lower transport emissions and improved economic competitiveness; and positive impacts on material assets through provision of improved infrastructure for users of sustainable transport modes, e.g. Metro North/West, DART expansion and cycling/ walking networks. In addition,

promotion of sustainable travel will encourage the redevelopment of urban areas in Fingal rather than development in greenfield sites which are not currently serviced by public transport or cycle/walking networks, thus resulting in a positive direct impact on material assets.

Many of the transport objectives incorporate the concept of sustainability however there is potential for impacts in the areas of biodiversity, flora and fauna, soils, landuse, water, cultural heritage and landscape. Infrastructural development will be subject to environmental assessment and screening for Appropriate Assessment where relevant. Infrastructural routes on greenfield sites to be subject to constraint studies, route selection and environmental assessment as per proper planning and sustainable development.

A number of key road and cycle-way improvements have been identified in the transport section for delivery during the six-year period of the Fingal DP. The projects of particular concern are those proposed to be located in the coastal area of the County, e.g. The Fingal Way. These have the potential to result in significant impacts on the EU designated sites located along the coastline primarily from impacts to water quality from road runoff or disturbance to species during construction or operation. All cycleways will be in line with the *Draft Greater Dublin Area Cycle Network Plan* which has been subject to SEA and Appropriate Assessment. Objectives relating to road and cycleway improvements have the potential to integrate with objectives for green infrastructure, natural heritage and cultural heritage.

Objectives are also included which call for facilitating the operation of Dublin Airport, including facilitating provision of a second major east-west runway at Dublin Airport and the extension of the existing east-west runway 10/28. Facilitating and promoting air travel may have indirect and cumulative negative consequences on flora and fauna, and people living in the vicinity of Dublin Airport from noise impacts and may contribute to climate change. Fingal will continue to ensure that the noise protection zone around the Airport is enforced through current objectives for the protection of population and human health. There will also be a focus on restricting housing development in St Margarets and other residential areas in the vicinity of the airport in order to mitigate future conflict with environmental conditions for residents.

**Water Services:** The liaison by Fingal with Irish Water is critical to positive impacts on the environment especially biodiversity, flora and fauna, population, human health and water to ensure both provision for humans and protection of the natural environment. The policies and objectives for water services are for the most part aimed at either improving or maintaining water quality, reducing impacts on the amount of water available or reducing the impacts from and the occurrence of flooding. As such, most of these are anticipated to result in direct positive impacts on water, population and human health with associated positive indirect impacts on biodiversity, flora and fauna, soils and material assets.

The objectives for water services clearly outline that liaison and cooperation with Irish Water is required to ensure that essential works and upgrades of the network are undertaken. This includes the provision of a new drinking water source to serve the Greater Dublin Area, as the headroom capacity for water supplies is at a critical level. There is a potential for negative impacts on material assets should development be restricted through lack of capacity. This could also negatively impact water as there is no reference to a sustainable source.

Waste water capacity is also under significant pressure in Fingal and provision to meet with the housing requirements along with future economic development within the County will hinge on the provision of capacity. The potential negative impacts that could arise through increase in waste

water capacity include biodiversity, landscape and cultural heritage through development of new infrastructure, and again biodiversity in instances where insufficient waste water treatment yielded an excess of nutrients which may, for example, have encouraged bird life. Implementation of projects under this policy may require Irish Waster to undertake environmental assessment and Screening for Appropriate Assessment. Key to this will be the development of a new Regional Wastewater Treatment Plant and the implementation of other recommendations of the Greater Dublin Strategic Drainage Study. The proposed new Regional Wastewater Treatment Plant is currently subject to Environmental Impact Assessment and Appropriate Assessment and will be submitted in 2016 for planning.

The prevention of flooding and protection of the County's floodplains, wetlands and coastal areas subject to flooding as vital green infrastructure which provides space for storage and conveyance of floodwater, will allow flood risk to be more effectively managed. This will have direct positive impacts on population and material assets, particularly those adjacent to existing water bodies. Measures will include prohibiting new development within floodplains unless justification test satisfied, as outlined in the *Planning System and Flood Risk Management Guidelines 2009* for Planning Authorities and the identification of vulnerable areas. Implementing the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) is also an important measure.

Strive to achieve 'good status' in all waterbodies in compliance with the *Water Framework Directive*, the *Eastern River Basin District Management Plan 2009-2015* and the associated Programme of Measures (1<sup>st</sup> cycle) and to cooperate with the development and implementation of the 2<sup>nd</sup> cycle national *River Basin Management Plan 2017-2021*.

Perhaps the most important objective is the one that commits to implementation of the provisions of the *River Basin District Management Plan 2009-2015* and the associated Programme of Measures (1<sup>st</sup> cycle) and to cooperate with the development and implementation of the 2<sup>nd</sup> cycle national *River Basin Management Plan 2017-2021*. Fingal must strive to achieve 'good status' for all water bodies and prevent deterioration of status. This improvement will be achieved through implementation of the River Basin Management Plans will have both positive direct and indirect impacts on biodiversity, flora and fauna, population and human health, water quality and material assets. There is the potential for direct negative impacts on cultural heritage through hydro morphological alterations and for indirect negative impacts to air quality and climate as a result of increased energy demand for water and wastewater treatment.

The establishment of riparian corridors is extremely positive, as it will maintain riparian habitats, which enhance water quality. Implementation of riparian corridors may negatively impact on material assets through the limitation of available sites for development; however, this is likely outweighed by the positive impacts to material assets through the provision of protection from flooding events by maintaining a setback from watercourses.

**Energy and ICT:** The policies and objectives for Energy support international, national and county initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources using the natural resources of the County in an environmentally sustainable manner. Supporting Ireland's renewable energy commitments through exploitation of renewable energy technologies is a key objective through encouraging and facilitating the development of renewable energy resources and optimising opportunities for the incorporation of renewable energy in large scale commercial and residential development. The unknown nature of renewable energy has potential for negative impacts on biodiversity, flora and fauna, soil and land-

use, water and landscape. These objectives support the implementation of the 'Strategy for Renewable Energy 2012-2020' Department of Communications, Energy and Natural Resources and the related National Renewable Energy Action Plan (NREAP) and National Energy Efficiency Action Plan (NEEAP). These should generate mostly positive impacts on the environment through supporting national renewable energy policy. However not all of the national policy has been subject to environmental assessments and there are unknown impacts.

The policies and objectives for ICT are also concerned with the delivery of a high quality ICT infrastructure network for the County including broadband, telecommunication facilities, mobile phone coverage and the concept of Wi-Fi availability in public places, so as to provide for the further physical and economic development of rural and urban Fingal. Implementation of this policy will require infrastructure which could directly and negatively impact on biodiversity, flora and fauna, soils and land-use, water, cultural heritage and landscape depending on where it is sited. It has been recommended that a Local Authority Renewable Energy Strategy be undertaken along with Screening for SEA and AA to ensure that cumulative impacts are taken account of in relation to the provision of energy infrastructure. Direct positive impacts from development of new infrastructure would result for material assets as well as indirect positive impacts to air quality and climate due to conservation of energy and reduced use of fossil fuels if sources of renewable energy are developed. Secondary impacts as a result of a reduction in air emissions would then be expected on population and human health due to improvements in air quality and reduction in contribution to climate change, thereby reducing the potential for flooding and droughts. However, depending on the types of energy resource that are implemented there is the potential for negative impacts on air quality should excess burning of wood fuels, within biomass infrastructural development.

**Waste:** In general, the policies and objectives for Waste are expected to result in primarily positive direct and indirect impacts to biodiversity, flora and fauna, population and human health, soils, landuse, water, air quality and climate, cultural heritage, landscape, and material assets through the reduction in waste entering landfill sites. Prevention and minimisation of the amount of waste generated in accordance with the Eastern-Midlands Waste Management Plan is also key to achieving these positive direct and indirect impacts and is a direct focus of many of the objectives. Some negative impacts are anticipated through the promotion of composting particularly in rural communities and the development of new infrastructure for composting (digester) plants. These have the potential to negatively impact biodiversity, flora and fauna, population, human health, water and cultural heritage.

**Air, Light and Noise:** Objectives are included to address air, light and noise pollution through the implementation of plans such as the Dublin Regional Air Quality Management Plan and the Dublin Agglomeration Environmental Noise Action Plan 2013-2018. It is anticipated that these will result in positive direct and indirect impacts on population and human health, landscape and material assets through control of these sources of nuisance. In addition, objectives to improve air quality will result in direct positive impacts on air and climate along with indirect positive impacts on biodiversity, flora and fauna, and population and human health.

### 9.1.6 Green Infrastructure and Natural Heritage

The policy and objectives for Green Infrastructure and Natural Heritage would result in direct positive impacts to biodiversity, flora and fauna. Positive secondary impacts are also likely to occur in the areas of soils, land-use and water, as the protection, conservation and enhancement of biodiversity is expected to also result in protection of these resources due to the controls that would be placed on development during its implementation. Similarly, these policies and objectives may

result in positive secondary impacts to landscape and cultural heritage through development controls and because biodiversity contributes to the cultural heritage and landscape resource of the County as a whole.

In the sensitive Fingal coastal zone pressures such as residential/commercial development, continuing rise in population, amenities, recreation and flood defences (which are becoming more of a priority linked to climate change) are competing for space with habitats and species of conservation interest which can negatively impact biodiversity. This is particularly the case where EU designations are present, such as at the Rogerstown and Malahide estuaries, north and south Dublin Bay, Baldoyle Bay and Howth Head. In addition, there are two designated shellfish waters in the coastal area of the County at Malahide and Balbriggan/Skerries, which are valuable, both in the context of biodiversity as well as material assets. Facilitation for the development or extension of harbours and marinas and their associated water and land-based activities all have the potential to negatively impact on biodiversity within these designated areas either through disturbance or destruction of habitats or through degradation of water quality. In some cases indirect negative impacts on population and human health may occur, particularly where such pressures impact on edible species (shellfish) and on bathing waters.

Potential negative impacts on biodiversity, flora and fauna may also arise through the provision and development of green infrastructure, where linear infrastructure may be required. This could also negatively impact soils and water. Providing opportunities for food production through allotments, community gardens and perma food forest in new green infrastructure proposals has potential for indirect negative impacts on biodiversity, soils and land use and water unless emphasis is placed on organic gardening to minimise the use of pesticides and fertilisers. Other indirect negative impacts on biodiversity can arise in relation to creation of/enhancement of existing wetlands through provision for SuDS.

There are a number of objectives which have potential to negatively impact on biodiversity, flora and fauna, water, soil and land-use and cultural heritage. These include: the establishment of a Liffey Valley Regional Park which would require screening for Appropriate Assessment; the prevention of inappropriate development along the sensitive coastline achieved through screening for Appropriate Assessment due to existing coastal designations, which could also negatively impact population and landscape; planning and preparing for flooding events and coastal erosion; the planning and development of the Fingal Coastal Way from north Balbriggan to Howth with particular emphasis on the importance of protecting natural and cultural heritage and avoidance of negative impacts on protected areas or species (noting potential for cumulative impacts with other development and selection of the most sustainable route); ensuring sufficient appropriate public access to the coast through the provision of walkways and cycleways; and the development of facilities and their supporting infrastructure for maritime fishing and leisure developments.

Other potentially negative impacts to biodiversity, flora and fauna include provision of public access to waterways, Country Geological sites, archaeological and architectural heritage sites, beaches and designated bathing areas where a balance needs to be maintained between recreational access and conservation.

### **9.1.7 Cultural Heritage**

The policies and objectives for Cultural Heritage will generally be positive particularly for archaeological and architectural heritage and landscape through the recognition, protection and preservation of the cultural heritage of Fingal. Providing improved access to sites of archaeological

and/or architectural heritage, has the potential to directly and negatively impact on the resource through disturbance; therefore, it will be important to limit visitors to the carrying capacity of the feature in question. However, access to sites is important in relation to the tourism potential of Fingal and the potential revenue and indirect impacts on population that comes with increased visitors.

Secondary negative impacts could also occur to transport, noise and/or biodiversity as a result of increased visitor numbers to the sites and the associated disturbance; therefore, it will also be important to consider the wider environmental context of the site to avoid or limit these types of impacts.

One of the plan objectives is to limit traffic through the Phoenix Park with the provision of cyclist and pedestrian opportunities. This objective has primarily positive impacts, with the exception of negatively impacting people that commute through the park.

There is potential for indirect negative impacts to biodiversity, flora and fauna through any development or modification in the vicinity of a Protected Structure; maintenance of the form and structural integrity of Protected Structures during any re-development including maintenance of its environs and setting; encouragement of sympathetic and appropriate reuse, rehabilitation and retention of Protected Structures; and ensuring that any large scale developments have sufficiently considered impacts on the architectural heritage and seek to avoid them. These impacts need to be carefully considered as Fingal now faces the challenge of conserving and reusing historic properties as part of the urban revival, as there was a reduction in the maintenance of such structures during the economic downturn.

These policies and objectives will also potentially result in indirect positive impacts to biodiversity, flora and fauna. Where structures and buildings are protected, and disturbance is thereby limited, these cultural heritage features may be home to protected fauna and their habitat. Of significant concern would be the potential impact on bats resulting from alterations to protected buildings or structures. Therefore, before any alterations are made it is recommended that a bat specialist be engaged to assess the area.

### **9.1.8 Design Standards**

The policies and objectives for design and development standards are almost entirely positive or neutral, with the aim of protecting people and the environment. The primary aim is to encourage the establishment of sustainable residential communities in Fingal County, having due regard for the environment and resources available including preventing the pollution and contamination of water, soil and air. Good development practice will also include ensuring that all plans and projects in the County which could, either individually or in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) are subject to Appropriate Assessment Screening.

A small number of negative impacts are anticipated including the provision of additional burial grounds which could negatively impact biodiversity, flora and fauna, soils and land-use, cultural heritage and landscape depending on the site location. Retail development and major retail proposals have the potential to impact on same, and also water. Allowing high-density development along both the Metro North and West corridors, in accordance with land-use plans of the Council will have an overall positive impact in relation to the footprint impact on the environment however, however there could be negative impacts in relation to visual mass of the development and it will reduce the possibilities of habitation with garden provision. There is also the potential for negative

impacts to population through presuming against the removal of on-street parking spaces to facilitate the provision of vehicular access to single dwellings in residential areas that are largely reliant on on-street parking spaces. However, all of these impacts are heavily outweighed by positive/neutral impacts of implementing design standards.

### 9.1.9 Land Use Zoning and Local Objectives

Although it is not intended to zone extensive additional lands in Fingal as part of the draft Fingal DP, it is proposed to re-zone in a number of areas. Within the Metropolitan Area key zoning changes have been undertaken to ensure alignment with the RPG 85:15 ratio.

A meeting was undertaken with Fingal County Council where the Fingal DP team explained in detail the land use zoning changes and local objectives to the SEA and AA teams. The Local Area Map Based Objectives have been reviewed for potential impacts arising from the nature or location of the proposals. A number of local objectives have been removed from those previously identified in the 2011-2017 Development Plan. In many cases, the objectives on the maps reflect the application of the objectives already assessed as part of the written statement, which have been reviewed in the previous sections and **Appendix B**. The following section provides an overview of the key significant land use zoning changes and local objectives and the key issues identified.

Sheet 2: To the west of Naul, the rural (RU) and rural village (RV) zoning has been altered to open space (OS). This will have positive impacts on the environment by increasing the quantity of land zoned to open space. Also to the east of the M1 and south of Balbriggan, the existing zoning for a food park has changed from rural business (RB) to food park (FP). No significant negative impacts anticipated. There are two local objectives identified in relation to rural tourism and restrict development from flooding.

Sheet 3: To the north of Rowlestown there is a slight expansion of the RV. No negative impacts are anticipated. New OS has been zoned in the village of Rivermeade providing a positive impact for population and biodiversity. There are four local objectives for the lands that provide protection for biodiversity and cultural heritage.

Sheet 4: To the north of Balbriggan, the zoning residential (RS) has been changed to residential area (RA). In the centre of Balbriggan town RS has been changed to OS and to the west RA has been changed in a small section close to the town to Community Infrastructure (CI). In addition some General Employment (GE) zoning has been changed to CI. To the south east of Balbriggan a large portion of RA has been re-zoned RS and adjacent to this there has been a small reduction in the OS zoning to RA. Loss of open space will have a negative impact on population and biodiversity. There are six local objectives for protection and promotion of local amenity and linkages. These objectives are not anticipated to have significant negative impacts on the environment.

Sheet 5: To the north-western corner of Skerries there has been an increase in OS and minor loss of high amenity (HA) and RA. Some of the zoning in this same area has changed from RA to RS. At Baltrasna the existing area was zoned HA and is now rural cluster (RC). Within Skerries town there is a minor loss of OS to town and district centre (TC). There are six local objectives including preservation of cultural heritage, provision of recreational strategy, facilitation of a southern relief road and requirement for a masterplan for Holmpatrick lands. These objectives are not anticipated to have significant negative impacts on the environment.

Sheet 6a: All of the RA zoning in Lusk has been changed to RS to reflect the established settlement. There are no significant impacts anticipated from these changes. The two local objectives will have positive impacts for population and human health from the provision of pedestrian and cycle links.

Sheet 6b: To the north of Rush there is an increase in OS and loss of RU having a positive impact for population and biodiversity. There is also a change of RU to CI providing the opportunity for community infrastructure provision to the north of the town. In the centre of the town there is a change of a number of zonings from RA to RS. The three local objectives are aiming to protect cultural heritage, biodiversity and human health.

Sheet 7: In Donabate there has been a significant zoning change to the west of the town from OS to HA and to the south of the town there is a small change from RA to HA. There are no significant impacts anticipated from these changes. There are twelve local objectives aiming to achieve the following positive impact on biodiversity and population: remediation of the Baleally landfill, specific requirements for wastewater treatment, a management strategy for Rogerstown Estuary and facilitate housing requirements.

Sheet 8: To the north of Swords a significant amount of RU has been re-zoned to Metro economic corridor (ME). This area is named as Lissenhall, a land bank that has been proposed to facilitate future housing requirements for Fingal. The land bank to the north will be subject to a Local Area Plan (LAP) and to the south will be subject to a Masterplan, both will be screened for SEA and AA. Lissenhall is located close to the main population centre of Swords, in proximity to the Broadmeadow River and Malahide Estuary, which is an important site for wintering birds and has an internationally important population of Brent Geese (designated SAC and SPA). This is a sensitive site due to hydrological connections to European Sites. Lissenhall will also be within a relatively short distance of the Rogerstown Estuary to the north, which is a designated SPA and SAC. Due to the sensitive nature of the site and the location of highly developed areas upstream, it will be important to ensure adequate infrastructure is in place to meet demands for wastewater treatment which will mitigate for negative impacts to biodiversity, flora and fauna and water quality. Landscape in the area has been designated as both Highly Sensitive and a High Amenity Zone which will need to be accounted for in the LAPs. The areas immediately surrounding the estuaries are also within Flood Zone A extents which have a 1 in 100 chance of a flooding event in any given year and may necessitate the building of flood defences depending on the location of the development. The location is also in the vicinity of an Architectural Conservation Area. Critical infrastructure includes the M1 motorway which increases connectivity for the site and also the Metro North.

South of Lissenhall, a small stretch of land has been changed from OS to CI; loss of open space will have a negative impact on population and biodiversity. Immediately south of these lands the area has been rezoned from GE to ME; and an area of land at Barryspark adjacent to the M1 on the southern side of Swords has changed from major town centre (MC) to ME. At Hilltown, some RA has changed to RS, the slight expansion of which has led to a minor loss of OS. However, there are no significant impacts anticipated from these changes.

There are two local objectives for sheet 8, relating to provision of bus link and the development of a regional park. There will be positive impacts for population, human health and biodiversity.

Sheet 9: In Malahide to the east of the mainline railway, a small stretch of land has changed from RA to RS, with some RA also changing to OS. The addition of OS will lead to positive impacts to biodiversity and population. A patch of land on the northern edge of Portmarnock has changed from

green belt (GB) to CI. In north Kinsealy, some RS land has been rezoned to RV, and a strip of OS has been rezoned to RV also. The loss of both GB and OS in these areas will lead to negative impacts to biodiversity and population. In south Kinsealy, the RB zoning has been merged with RV. At Balgriffin, a minor patch of local centre (LC) has changed to RA and a small area of RA has changed to RS. There are no significant impacts anticipated from these changes. There are ten local objectives, which relate to the protection of trees, the provision of pedestrian linkages, an extension to the cemetery, arrangements for vehicular access, protection of Kinsaley house and development of walkway/cycleway. There is potential for both negative and positive impacts from these local objectives.

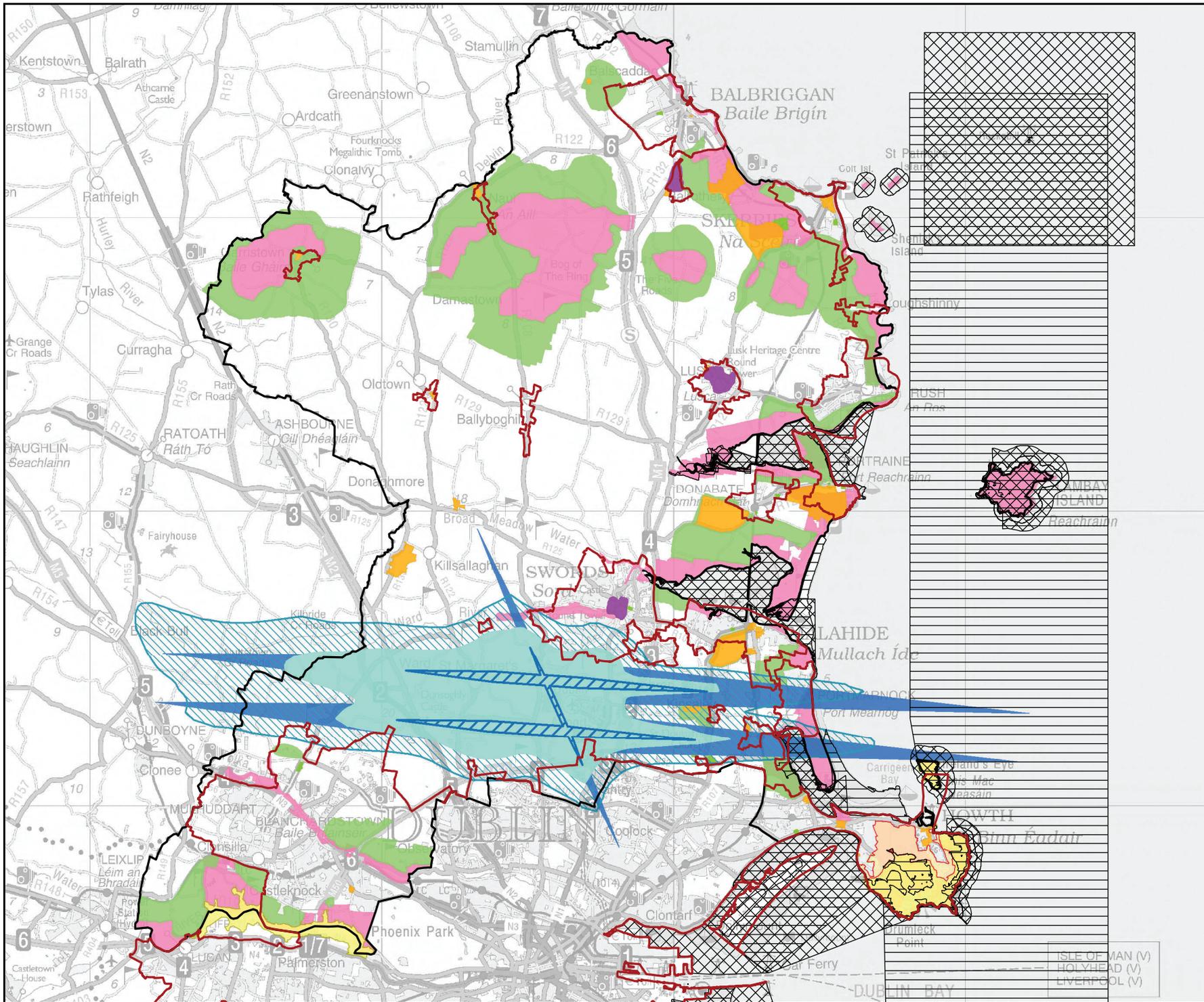
Sheet 10: Just to the east of the mainline railway at Donaghmeade/Baldoyle, some of the RA zoning has changed to RS; there are no significant impacts anticipated from these changes. There are seventeen local objectives which have the potential for both negative and positive impacts on the environment.

Sheet 11: At Clonshaugh, an area of OS has changed to high technology (HT) zoning; the loss of OS will lead to negative impacts to biodiversity and population. In the south of Fingal and adjacent to the M50 between Junctions 4 and 5, a large stretch of land has been changed from RU and warehousing and distribution (WD) zoning to GE; there are no significant impacts anticipated from these changes. There are seven local objectives which include the provision of a second major east west runway, a masterplan for HT uses and the undertaking of a Land Use and Transportation Study. There is potential for both negative and positive impacts on the environment from these local objectives.

Sheet 12: At Yellow Walls, to the west of the N2, numerous small tracts of land have been rezoned from RV to RS. An area of land on the south-west side of and adjacent to the N2 (before Junction 2) has been rezoned from GE to heavy industry (HI); a small sliver of RB land in this area has also been rezoned to HI. Further south around Huntstown, land has also been rezoned from GE to HI. Some land to the south-east of Ballycoolin has changed from RU to HT; the land around Ballycoolin and directly to the south has been changed from GE to HT also. On the northern edge of Corduff town, a stretch of land has from HT to CI. A stretch of land along the northern part of Tyrrelstown has been rezoned from GE to CI which will be of benefit to population. The southern part of Tyrrelstown has been rezoned from GE and a significant portion of OS to RS. The loss of OS will have a negative impact on biodiversity and population. There are nineteen local objectives in relation to infrastructure and access provision, waste management, protection and enhancement of public and woodland amenity, and to restrict development from flooding. There is potential for both negative and positive impacts on the environment from these local objectives.

Sheet 13: Some RA land has been rezoned to RS to the east and adjacent to the M50 at Cappagh and just to the north of Castleknock along the N2. There has been a loss of OS to CI zoning to the north of Ashtown and the north of Dunsink. In addition the Urban Chapter in the Written Statement promotes the lands at Dunsink for future mixed use development and a study area is outlined in Sheet 13. Development at Dunsink would be located within the Metropolitan Area of Blanchardstown, and adjacent to the M50 motorway which increases connectivity for the site. It is also in proximity of the Tolka River, which increases flood risk. The development will be adjacent to the existing Dunsink landfill site. Wastewater treatment capacity will also need to be established prior to development as Blanchardstown is currently served by Ringsend WWTP which is operating above its design capacity. However the provision of a regional WWTP, which will be operational by 2022, will alleviate pressure on the system. Dunsink forms an upstream connection to North and South Dublin Bay SACs, North Bull Island SPA and the South Dublin Bay and River Tolka Estuary SPA via the Tolka River. The Dunsink site is also located in proximity to both a High Amenity Area and

Highly Sensitive landscape area. In addition, the agricultural land in the general area ranges from good to excellent. The area is ranked as moderate for environmental sensitivity as per **Figure 9.2**. There are thirty-eight local objectives within Sheet 13 with potential for both negative and positive impacts on the environment.



**Legend**

- CSO Settlement Envelope (2011)
- Special Protection Area (SPA)
- Special Area of Conservation (SAC)
- High Amenity Area
- Liffey Valley SAAO & Howth SAAO
- Howth SAAO Buffer Zone
- Sensitive Landscape
- Architectural Conservation Area
- Zone of Archeological Potential
- Burial Site
- Inner Public Safety Zone
- Inner Airport Noise Zone (63dB)
- Outer Public Safety Zone
- Outer Airport Noise Zone (57dB)

Data Source: Fingal County Council

Client



Project **SEA & AA of the Fingal Development Plan [2017-2023]**

Title

**Environmental Constraints with Settlement Envelopes**

**Figure 9.1**



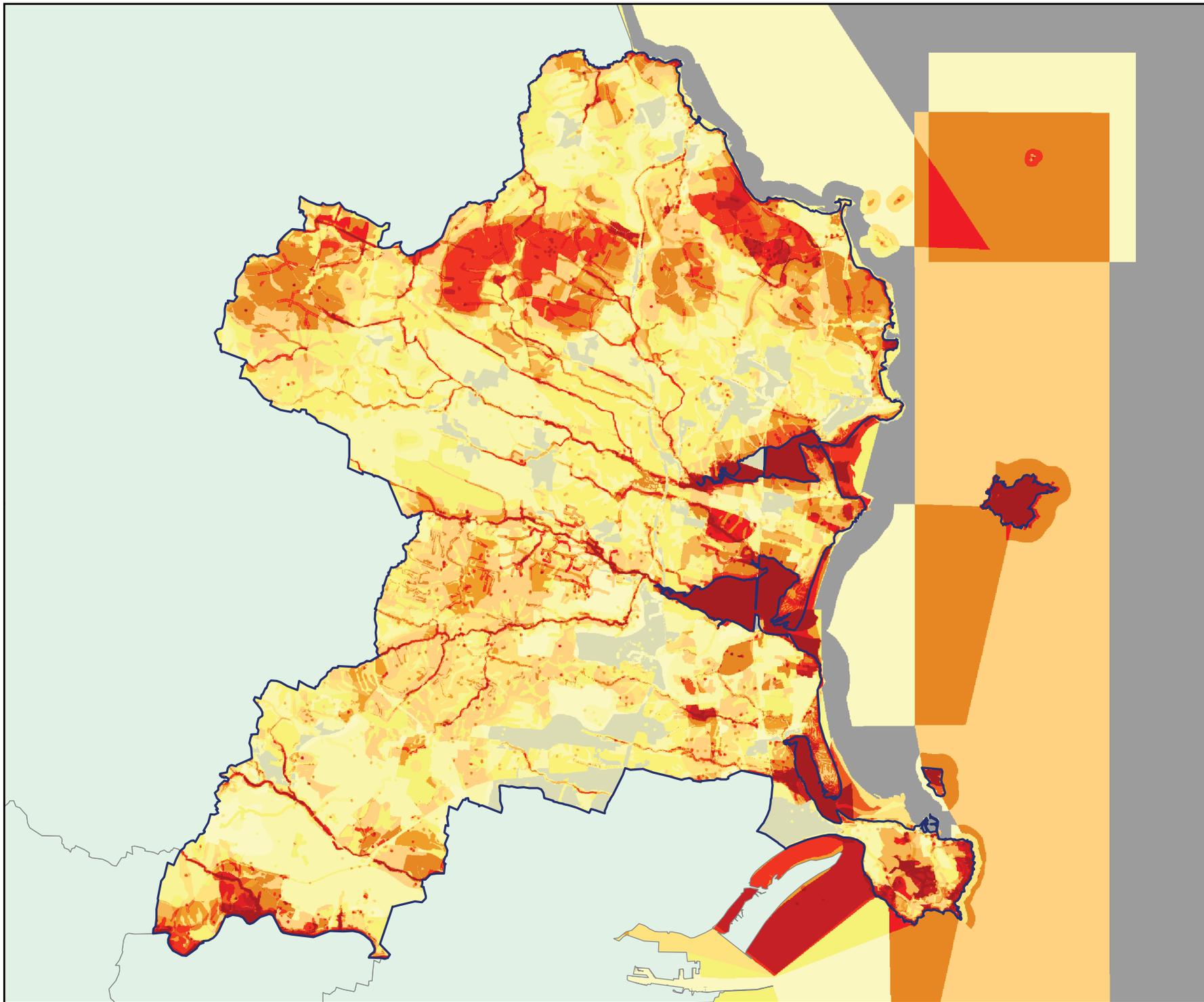
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**Issue Details**

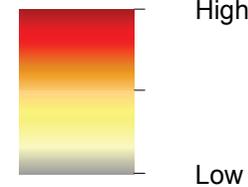
Drawn By: NON	Project No. MDE1205
Checked By: EO	File Ref: MDE1205Arc033A01
Approved By: EO	Projection: ITM (IRENET95)
Scale: 1:175,000 @A4	Date: 03/11/2015

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**Legend**

**Sensitivity Map**



Client



Project **SEA & AA of the Fingal Development Plan [2017-2023]**

Title **Environmental Sensitivity**

**Figure 9.2**



West Pier Business Campus,  
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**Issue Details**

Drawn By: NON	Project No. MDE1205
Checked By: EO	File Ref: MDE1205Arc0033A01
Approved By: EO	Projection: ITM (IRENET95)
Scale: 1:178,000 @ A4	Date: 20/11/2015

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## 10 MITIGATION AND MONITORING

### 10.1 INTRODUCTION

Annex 1(g) of the SEA Directive requires that the Environmental Report describes the measures envisaged to prevent, reduce and/or offset as fully as possible any significant adverse effects on the environment from implementation of the Fingal DP. Integration of the SEA and the Fingal DP was achieved through involvement of the relevant team members at the key stages of the project, including SEA Scoping, review of the existing environment and generation of policies/ objectives. The SEA, AA and Plan teams participated in meetings, telephone and email discussions in relation to development of alternatives, gathering of baseline environment data and development of policy/objective and text recommendations for inclusion in the draft Fingal DP.

### 10.2 MITIGATION

The key recommendations and mitigation measures arising from the SEA and AA are outlined in **Tables 10.1** and **10.2**. These tables provide a comprehensive overview of the new objectives/policies suggested by the SEA/ AA teams and also the alterations to existing policies/ objectives. The first and second columns provide details for referencing the policy/ objectives requiring mitigation. The third column provides an overview of the policy/ objective in question and the fourth column provides the recommendations from the SEA/ AA team relating to either inclusion of a new policy/objective or additional text to be included within the existing policy/ objective. The final column in **Table 10.1** outlines if these recommendations are included in the draft Fingal DP and outlines the new wording, if relevant, for the objective/ policy. For **Table 10.2** the final column is the agreed mitigation for the Appropriate Assessment.

It should be noted that the strategic policies were assessed as part of the SEA process and suggestions were made in relation to altering the policies/ objectives, as contained in **Appendix B** Matrix, Chapter 1 Strategic Policies. The strategic policies are defined by the Councillors and set the direction of the Fingal DP. Alterations or inclusion of text within the policies was not feasible, but issues raised have been addressed through the specific policies/ objectives contained within chapters 2-12.

A Strategic Flood Risk Assessment (SFRA) was undertaken alongside the SEA and AA processes and the development of the Fingal DP. The key alteration made to the Fingal DP by the SFRA team is **Objective SW07** which states: Implement the *Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009)* or any updated version of these guidelines. For lands identified in the SFRA, located in the following areas: Courtlough; Ballymadun; Rowlestown; Ballyboghil; Coolatrath; Milverton, Skerries; Channell Road, Rush; Blakescross; Lanestown/Turvey; Lissenhall, Swords; Balheary, Swords; Village/Marina Area, Malahide; Streamstown, Malahide; Balgriffin; Damastown, Macetown and Clonee, Blanchardstown; Mulhuddart, Blanchardstown; The Burrow, Portrane; and Strand Road, Howth; a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.

Table 10.1 – SEA Mitigation

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		Proposed New Objective	Suggested objective All masterplans will require Screening for Appropriate Assessment and Screening for SEA.	Agreed. New wording inserted in Chapter Placemaking (PM14): Local Area Plans, Masterplans, Urban Frameworks and other plans and strategies will be subject to Strategic Environmental Assessment and Screening for Appropriate Assessment.
		Proposed New Objective	Suggested objective Planning applications will require an environmental appraisal to ensure that significant impacts are mitigated through constraints and route selection appraisal where applicable.	Agreed. New wording. Objective DMS 02, Chapter 12: Ensure Local Authority development proposals are subject to environmental assessment, as appropriate, including Screening for Appropriate Assessment and Environmental Impact Assessment.
		Proposed New Objective	Suggested objective Develop a Sector Adaptation Plan for Fingal in line with the forthcoming National Adaptation Framework for Climate Change, in line with the forthcoming guidelines to be produced by the Department of Environment, Community and Local Government	Agreed. New wording in Chapter 1 (Climate Change Section): The Council will also Develop a Sector Adaptation Plan for Fingal in line with the forthcoming National Adaptation Framework for Climate Change, in line with the forthcoming legislation and guidelines to be produced by the Department of Environment, Community and Local Government, when appropriate.
		Proposed New Objective	Suggested objective Undertake a risk assessment, as per Policy Action G.3.2 of the Eastern-Midlands Waste Management Plan of all waste disposal sites in coastal and estuarine areas to identify those at risk from coastal erosion in the short, medium and long term and to carry out remediation works as appropriate.	Not agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		Proposed New Objective	Suggested objective Development shall accommodate up to 10% of electric charging infrastructure.	Agreed. New Objective wording in Chapter 7 (MT05): Facilitate the provision of electricity charging infrastructure for electric vehicles for both on street and in new developments in accordance with car parking standards.
1	8	Develop a strategy to promote and deliver an enhanced identity and link with Fingal for the wider communities of Santry, Ballymun, Meakstown/Charlestown, Finglas and Lanesborough and define them beyond the existing named South Fingal Fringe Settlement.	The manner in which the links may be developed is not clear, however where this includes linear infrastructure there will be potential for negative impacts from construction and operation to all environmental areas.	Not Agreed. The Draft Plan must reflect the Strategic Direction given by Councillors. The issues raised are covered in the detailed objectives contained in the Draft Plan.
1	10	Safeguard the current and future operational, safety and technical requirements of Dublin Airport and provide for its ongoing development (incl. the second runway and potential commercial opportunities) within a sustainable development of framework. The framework shall take account of any potential impact on local communities and shall have regard to any wider environmental issues.	Suggest reference is made to government policy on climate change.	Not Agreed. See response Strategic Policy 8.
1	11	Promote enterprise and employment throughout the Country, including the Metro North Economic Corridor and Blanchardstown and work with the other Dublin Local Authorities to promote the Dublin City Region as an engine for economic growth for the Region and the County.	Suggest reference to sustainability is included in the Policy.	Not Agreed. See response Strategic Policy 8.
1	13	Safeguard the 'green agricultural' identity of North Fingal, promoting the rural character	Suggest reference to sustainability is included in the	Not Agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		of the County and supporting the agricultural/horticultural production sector.	Policy.	See response Strategic Policy 8.
1	14	Provide viable options for the rural community through the promotion of controlled growth of the rural villages and clusters balanced with careful restriction of residential development in the countryside, recognising the unique value of rural communities in Fingal.	Suggest inclusion of text at end of policy to say ... in Fingal whilst protecting the natural and built heritage within the county.	Not Agreed. See response Strategic Policy 8.
1	22	Promote, drive and facilitate the transition in the future to an entirely renewable energy supply.	Suggest inclusion of text at end of supply to say, in line with current national renewable energy and climate change policy.	Not Agreed. See response Strategic Policy 8.
1	23	The Council recognises that climate change is an over-riding challenge facing us locally as well as globally. In addressing and responding to this challenge, Fingal will be required to both adapt to climate change, as well as mitigate against climate change, including reducing emissions and unsustainable energy consumption.	Suggest inclusion of text to say, Fingal will both adapt to climate change and as well as mitigate against climate change, including reducing emission and unsustainable energy consumption in line with the measures identified in the National Mitigation Plan for Climate Change and forthcoming Adaptation Framework and Plans.	Not Agreed. See response Strategic Policy 8.
1	24	Promote and maximise the benefits of quality of life, public health and biodiversity arising from implementation of policies promoting climate change adaption and mitigation.	Suggest text change to word adaption to adaptation in line with phrasing within Climate Action and Low Carbon Bill 2015.	Not Agreed. See response Strategic Policy 8.
1	25	Encourage innovation and facilitate the development of pilot schemes that support climate change mitigation and adaption.	Suggest text change to word adaption to adaptation in line with phrasing within Climate Action and Low Carbon Bill 2015.  Suggest that ..pilot schemes that support climate change mitigation and adaptation are in line with the National Mitigation Plan for Climate Change and	Not Agreed. See response Strategic Policy 8.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
			forthcoming Adaptation Framework and Plans .	
1	26	Develop, in consultation with stakeholders appropriate strategies and policies to facilitate a reduction in green house and carbon emissions and development of a sustainable energy and climate change action plan for the County.	Suggest text change....for the County in line with the Local Authority Renewable Energy Strategy (LARES) document.	Not Agreed. See response Strategic Policy 8.
2	SS01	Consolidate the vast majority of the county's future growth into the strong and dynamic urban centres of the metropolitan area while directing development in the hinterland to towns and villages, as advocated by national and regional planning guidance.	Suggest text inclusion "directing sustainable development in the hinterland"	Not Agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development. No change is considered necessary.
2	SS03	Identify sufficient lands for residential development in order to achieve the housing and population targets set out in the Core Strategy, while ensuring that excess lands surplus to this specific requirement are not identified, in order to prevent fragmented development, uneconomic infrastructure provision and car dependent urban sprawl.	Suggest text inclusion "sustainable residential development"	Not Agreed. See response SS01.
2	SS04	Direct rural generated housing demand to villages and rural clusters in the first instance and to ensure that individual houses in the open countryside are only permitted where the applicant can demonstrate compliance with the criteria for rural housing set down by this Development Plan.	Suggest text inclusion "sustainable rural housing set down by this"	Not Agreed. See response SS01.
2	SS14	Manage the development and growth of Malahide and Donabate in a planned	Suggest text inclusion "sustainable development and	Not Agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		manner linked to the capacity of local infrastructure to support new development.	growth”	See response SS01.
2	SS15	Ensure development in Portrane is sensitively designed and respects the unique character and visual amenities of the area.	Suggest text inclusion “sustainable development in Portrane”	Not Agreed. See response SS01.
2	SS16	Support and facilitate residential, commercial, industrial and community development to enable Balbriggan to fulfil its role as a Large Growth Town in the Settlement Hierarchy recognising its important role as the largest town in the hinterland area.	Suggest text inclusion “sustainable residential development”	Not Agreed. See response SS01.
2	SS17	Manage the development and growth of Lusk, Rush and Skerries in a planned manner linked to the capacity of local infrastructure to support new development.	Suggest text inclusion “sustainable growth”	Not Agreed. See response SS01.
2	SS18	Ensure development in Balrothery and Loughshinny is sensitively designed and respects the unique character and visual amenities of these villages.	Suggest text inclusion “sustainable development in Balrothery and Loughshinny”	Not Agreed. See response SS01.
3	SP01	Deliver successful and sustainable communities through the provision of adequate housing, open space, retail, leisure, employment, community and cultural development supporting the needs of residents, workers and visitors, whilst conserving our built and natural heritage.	Suggest text inclusion “natural heritage thereby providing for sustainable communities”	Not Agreed. The proposed change is considered unnecessary as sustainable communities are already referred to in the Statement of Policy.
3	PM01	Develop a hierarchy of high quality vibrant and sustainable urban & village centres including the continued development and enhancement of:	Suggest text inclusion “sustainable development and enhancement”	Agreed. Objective to read as follows: Develop a hierarchy of high quality vibrant and sustainable urban & village centres including the continued

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		<p>Swords as the County Town of Fingal</p> <p>Blanchardstown as a vibrant major town centre</p> <p>Balbriggan as the northern development centre for the County</p> <p>The network of town, village and district centres</p> <p>A range of local and neighbourhood centres</p>		<p>sustainable development and enhancement of:</p> <p>Swords as the County Town of Fingal</p> <p>Blanchardstown as a vibrant major town centre</p> <p>Balbriggan as the northern development centre for the County</p> <p>The network of town, village and district centres</p> <p>A range of local and neighbourhood centres</p>
3	PM03	Ensure each Rural Village develops in such a way as to provide a sustainable mix of commercial and community activity within an identified village core which includes provision for enterprise, residential, retail, commercial, and community facilities.	Suggest text inclusion “sustainable development and enhancement”	<p>Not agreed.</p> <p>The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development. No change is considered necessary.</p>
3	PM13	Prepare Urban framework Plans, where appropriate, liaising closely with landowners, developers and other relevant stakeholders. The documents shall indicate the broad development parameters for each site and take cognisance of permitted developments.	Suggest text inclusion “permitted development and any potential environmental impacts”	<p>Agreed.</p> <p>Objective to read as follows: Prepare Urban Framework Plans, where appropriate, liaising closely with landowners, developers and other relevant stakeholders. The documents shall indicate the broad development parameters for each site and take cognisance of permitted developments and any potential environmental impacts.</p>
3	PM15	Identify and secure the redevelopment and regeneration of areas in need of renewal.	Suggest text inclusion “renewal in line with proper planning and sustainable development”	<p>Not agreed.</p> <p>The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development and will accord with proper planning. No change is considered necessary.</p>
3	PM16	Identify areas and recommend methods of small-scale urban regeneration in the RAPID	Suggest text inclusion “areas, in line with proper planning and sustainable development”	<p>Not agreed.</p> <p>The Draft Plan and all development proposed by</p>

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		area and other disadvantaged areas.		the Draft Plan, is underpinned and predicated by sustainable development and will accord with proper planning. No change is considered necessary.
3	PM23	Encourage the production of energy from renewable sources, such as from Bio-Energy, Solar Energy, Hydro Energy, Wave/Tidal Energy, Geothermal, Wind Energy, Combined Heat and Power (CHP), Heat Energy Distribution such as District Heating/Cooling Systems, and any other renewable energy sources, subject to normal planning considerations.	The Council has committed to a Local Authority Renewable Energy Strategy which will address at a strategic level the types of renewable energy sources that should be considered for development in Fingal and the potential environmental impacts. Suggest text inclusion “planning considerations and in line with any necessary environmental assessments.”	Agreed.
3	PM30	Ensure an holistic approach, which incorporates the provision of essential and appropriate facilities, amenities and services, is taken in the design and planning of new residential areas, so as to ensure that viable communities emerge and grow.	Suggest text inclusion “sustainable viable communities.”	Agreed. Objective to read as follows: Ensure an holistic approach, which incorporates the provision of essential and appropriate facilities, amenities and services, is taken in the design and planning of new residential areas, so as to ensure that viable sustainable communities emerge and grow.
3	PM37	Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area being protected.	Suggest text inclusion “character of the area and environment being protected.”	Agreed. Objective to read as follows: Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected.
3	PM39	Encourage sensitively designed extensions to existing dwellings which do not negatively impact on adjoining properties or area.	Suggest text inclusion “impact on the environment or on adjoining properties”	Agreed. Objective to read as follows: Encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
3	PM40	Support the provision of accommodation for third level students in the campus of Third Level Institutions or at other appropriate locations that are proximate to centres of third level education.	Suggest text inclusion “education and public transport.”	Agreed. Objective to read as follows: Support the provision of accommodation for third level students in the campus of Third Level Institutions or at other appropriate locations that are nearby to centres of third level education and served by public transport.
3	PM70	Reserve individual sites for primary and secondary schools in consultation with the Department of Education and Skills as and when they are required.	Text inclusion “are required, in line with proper planning and sustainable development. Such sites should be in proximity to public transport.”	Agreed. Objective to read as follows: Reserve individual sites for primary and secondary schools in consultation with the Department of Education and Skills as and when they are required. Such sites should be in proximity to public transport.
3	PM71	Facilitate the development of additional schools at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies.	Suggest text inclusion “other bodies, in line with proper planning and sustainable development. Such sites should be in proximity to public transport.”	Agreed. Objective to read as follows: Facilitate the development of additional schools at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies in line with proper planning and sustainable development. Such sites should be in proximity to public transport.
3	PM72	Require new schools and other education centres to meet the Council’s standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality. Such standards are to be	Suggest text inclusion “air quality and climate change”.	Agreed. Objective to read as follows: Require new schools and other education centres to meet the Council’s standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		considered and demonstrated in any application for an educational centre.		and climate change. Such standards are to be considered and demonstrated in any application for an educational centre.
3	PM73	Promote and facilitate the development of existing and new third and higher-level education centres where practicable.	Suggest text inclusion “where practicable, in line with proper planning and sustainable development. Such sites should be in proximity to public transport.”	Agreed. Objective to read as follows: Promote and facilitate the development of existing and new third and higher-level education centres where practicable and in proximity to public transport.
3	PM75	Facilitate the development of additional places of worship through the designation and/ or zoning of lands for such community requirements and examine locating places of worship within shared community facilities.	Suggest text inclusion “facilities, in line with proper planning and sustainable.”	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development and will accord with proper planning. No change is considered necessary.
4		The Development Strategy is to promote the planned and sustainable development of Swords as follows:  Consolidate existing and future development within well-defined town boundaries separated from the agricultural hinterland by designated greenbelt areas  Provide for a much-expanded employment, retail, commercial, civic and cultural base  Develop high quality public transport links to Dublin City, Dublin Airport and the Greater Dublin area, with a particular emphasis on Metro North  Target and facilitate the development of high tech and advanced manufacturing and other high intensity employment generating uses and service providing uses, in particular developments which include the	Suggested text inclusion “mixed use development, in line with proper planning, environmental assessment and sustainable development”.	Not agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Objective (including new wording)	Agreed/ Disagreed – Final
		<p>provision of a hospital, 3rd/4th level educational facilities and major integrated sports facility</p> <p>Promote the development of high quality living and working environments</p> <p>Develop Swords, in the long term, in accordance with Your Swords An Emerging City Strategic Vision 2035. This Strategic Vision is contingent on Metro North coming to Swords</p> <p>Promote lands at Lissenhall as a longer term strategic area suitable for mixed use development.</p>			
4	SWRD4	Promote the development of lands within Swords town centre in accordance with the principles and guidance laid down in the Swords Master Plan [January 2009].	Suggest text inclusion “SWRD4, the Swords Masterplan, that it will address capacities for development in line with wastewater constraints”.	Not agreed.	
4	Balgriffin & Belcamp	Consolidate the new and existing areas of Balgriffin and Belcamp to create vibrant residential communities with appropriate local services and community facilities to serve the new population. Ensure that the necessary infrastructure is delivered in tandem with development and that the new built form respects the rich built and natural heritage of the surrounding environment and recognises the ecological sensitivity and hydrological connection with adjacent European Sites.	Suggest text in BAL objective to address remediation of lands at Belcamp in relation to illegal landfill disposal.	Not agreed.	
4	Portrane Dev. Strategy	Protect and retain the distinctive village character of Portrane and protect and enhance existing natural amenities and built	Suggest text inclusion “in line with climate change measures”.	Agreed. Objective to read as follows: Protect and retain the distinctive village character of Portrane and	

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		heritage. Strengthen the urban form of the village and improve local service facilities. Ensure The Burrow is protected from inappropriate development.		protect and enhance existing natural amenities and built heritage. Strengthen the urban form of the village and improve local service facilities. Ensure The Burrow is protected from inappropriate development including the need to ensure any development takes full account of Climate Change Adaptation.
5	RF15	<p>Prepare a Local Area Plan and VDFP for each of the villages, where necessary, involving public consultation with the local community, to provide a planning framework for appropriate village development. The LAPs will protect and promote:</p> <p>Village character through preparation of a Village Development Framework Plan;</p> <p>A sustainable mix of commercial and community activity within an identified village core which includes provision for appropriate sized enterprise, residential, retail, commercial, and community facilities;</p> <p>The water services provision within the village;</p> <p>Community services which allow residents to meet and interact on a social basis, and include churches, community and sports halls, libraries and pubs;</p> <p>A mix of housing types and tenure which will appeal to a range of socio-economic groups;</p> <p>Retail activity, consistent with the Fingal Retail Strategy, in the form of village shops</p>	<p>Suggest text inclusion to objective “to provide a sustainable planning framework”.</p> <p>Suggest text inclusion to objective “The LAPs will protect the environment and promote”.</p>	Not agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Objective (including new wording)	Agreed/ Disagreed – Final
		<p>which will meet the needs of the local community.</p> <p>A public realm within the village which allows people to circulate, socialise and engage in commercial activity in a manner which balances the needs of all involved;</p> <p>The provision of Green Infrastructure, including natural, archaeological and architectural heritage, and green networks within the village.</p>			
5	RF23	Ensure the vitality and regeneration of rural communities by facilitating those with a genuine rural generated housing need to live within their rural community.	Suggest text inclusion “community, subject to sensitive siting”.	Not agreed.	
5	RF35	Permit new rural dwellings in areas which have zoning objectives RU, or GB, on suitable sites where the applicant meets the criteria set out in Table RH03.	Suggest text inclusion “suitable sustainable sites”	Not agreed.	
5	RF38	<p>The replacement or conversion of existing coastal chalets and seaside huts by dwellings which can be resided in all year round will only be considered in exceptional circumstances where the following criteria is fully met:</p> <p>Verifiable documentary evidence indicating the unit is occupied on a year round basis and has been for a period of 7 years or more</p> <p>The proposal satisfies planning criteria in relation to appropriate design and layout, drainage, access and integration with the character of the landscape</p>	Suggest text inclusion, the site shall not be liable to the potential impacts posed by climate change.	Not agreed.	

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		The site shall not be liable to the impacts of climate change, including coastal erosion and flooding  Impacts on European Sites will be fully assessed by Screening for Appropriate Assessment.		
5	RF54	Ensure that new dwellings in the rural area are sensitively sited, demonstrate consistency with the immediate Landscape Character Type, and make best use of the natural landscape for a sustainable, carbon efficient and sensitive design. A full analysis/feasibility study of the proposed site and of the impact of the proposed house on the surrounding landscape will be required in support of applications for planning permission.	Suggest text inclusion “surrounding landscape and environment”.	Not agreed.
5	RF58	Ensure that the design of entrances and front boundary treatment is sensitive to the rural setting. In this regard, block walls and ornamental features will be discouraged.	Suggest insert text:- discouraged “and native hedging be utilised where appropriate”	Agreed.  Objective to read as follows:: Ensure that the design of entrances and front boundary treatment is sensitive to the rural setting. In this regard, block walls and ornamental features will be discouraged and native hedging be utilised where appropriate.
5	RF51	In areas which are subject to either the RU, GB, or HA zoning objective, presume against development which would contribute to or intensify existing ribbon development as defined by Sustainable Rural Housing, Guidelines for Planning Authorities, April 2005. A relaxation may be considered where permission is sought on the grounds of meeting the housing needs of the owner	Can further request for development from another family member be prohibited in the interests of preventing ribbon development.	Not agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		of land which adjoins an existing house of a member of his/her immediate family where it is clearly demonstrated that no other suitable site is available.		
5	RF39	Consider planning applications for a house located within the South Shore area of Rush from persons who have been resident for a minimum of ten years within the South Shore area or within the development boundary of Rush or within one kilometre by road of either of these areas.	Suggest text inclusion “areas, subject to sustainable planning and consideration of climate change impacts”.	Agreed. Objective to read as follows: Consider planning applications for a house located within the South Shore area of Rush from persons who have been resident for a minimum of ten years within the South Shore area or within the development boundary of Rush or within one kilometre by road of either of these areas, subject to sustainable planning and consideration of climate change impacts.
5	RF40	Consider planning applications for a house located within the South Shore area of Rush from a mother, father, son or daughter of a resident who qualifies under Objective RH28.	Suggest text inclusion “RH28 and subject to sustainable planning and consideration of climate change impacts”.	Agreed. Objective to read as follows: Consider planning applications for a house located within the South Shore area of Rush from a mother, father, son or daughter of a resident who qualifies under Objective RF39, and subject to sustainable planning and consideration of climate change impacts.
5	RF42	Require that an applicant for a house in the South Shore area demonstrates, to the satisfaction of the Planning Authority, that the site is not and will not be subject to flooding or erosion.	Suggest text inclusion “erosion in line with national climate change predications”.	Agreed. Objective to read as follows: Require that an applicant for a house in the South Shore area demonstrates, to the satisfaction of the Planning Authority, that the site is not and will not be subject to flooding or erosion in line with national climate change predictions.
5	RF48	Use of land associated with a farm for seasonal / temporary workers will be considered subject to the following	Suggest text inclusion “no visual or significant environmental impact”.	Agreed. New text added includes: A landscape Plan shall accompany applications

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		<p>requirements and demonstrated that;</p> <p>The farm is a working and actively managed farm with a minimum size of 50 hectares.</p> <p>There is an essential need for the amount of and type of accommodation and this cannot be met anywhere else. The onus is on the farmer/employer to demonstrate this.</p> <p>The accommodation is for use by the workers associated with the farm only and shall not be for sale or rental independent of the farm.</p> <p>The accommodation and open space provision is sufficient to provide an adequate level of comfort and amenity for the occupants.</p> <p>The accommodation is designed in such a manner that it integrates with the surrounding rural area and has no visual impact.</p> <p>It can be shown that transport arrangements are in place to allow workers ease of access to nearby towns and villages.</p> <p>Existing trees and hedgerows shall be maintained as far as possible.</p> <p>The amenity of nearby residential properties shall be not be impacted upon.</p> <p>There is safe access and parking facilities in accordance with the requirements of the Council.</p> <p>There is sufficient drainage infrastructure to serve the development.</p>	<p>Suggest text inclusion “sufficient drainage and wastewater infrastructural capacity to serve”.</p>	<p>for new purpose built accommodation.</p> <p>Sufficient drainage and wastewater infrastructure capacity to serve the development.</p>

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
5	RF69	Support the maximum number of viable and suitably located farms within the County, and ensure that any new development does not irreversibly harm the commercial viability of existing agricultural land.	Suggest text inclusion “of sustainable, viable and”.	Agreed. Objective to read as follows: Support the maximum number of sustainable, viable farms within the County, and ensure that any new development does not irreversibly harm the commercial viability of existing agricultural land.
5	RF77	Encourage agri-businesses and support services which are directly related to the local horticultural or agricultural sectors in RB zoned areas.	Suggest text inclusion “promote sustainable agri-business”.	Not agreed.
5	RF86	Preserve and protect wetlands, coastal habitats, and estuarine marsh lands in the coastal zone from inappropriate development, including land reclamation. Any proposals for land reclamation in the coastal zone shall be subject to Screening for Appropriate Assessment and to an assessment of impacts on any such wetlands, coastal habitats, and estuarine marsh lands and its impacts on coastal processes including erosion, deposition, accretion.	Suggest text alteration for last bullet point “flooding and potential impacts from climate change”.	Agreed. Objective to read as follows: Preserve and protect wetlands, coastal habitats, and estuarine marsh lands in the coastal zone from inappropriate development, including land reclamation. Any proposals for land reclamation in the coastal zone shall be subject to Screening for Appropriate Assessment and to an assessment of impacts on any such wetlands, coastal habitats, and estuarine marsh lands and its impacts on coastal processes including erosion, deposition, accretion and flooding particularly in light of climate change.
5	RF90	Promote farm diversification where it does not unacceptably impact on the landscape and character of the area.	Suggest text inclusion “landscape, environment and character”.	Agreed. Objective to read as follows: Promote farm diversification where it does not unacceptably impact on the landscape, environment and character of the area.
5	RF94	Facilitate and encourage the development of the alternative energy sector and work with the relevant agencies to support the development of alternative forms of energy	Suggest text inclusion “energy sectors, in line with a Local Renewable Energy Strategy”.	Agreed. Objective to read as follows: Facilitate and encourage the development of the alternative energy sector, in line with a Local Renewable

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		where such developments do not negatively impact upon the environmental quality, and visual, residential or rural amenity of the area.		Energy Strategy, and work with the relevant agencies to support the development of alternative forms of energy where such developments do not negatively impact upon the environmental quality, and visual, residential or rural amenity of the area
5	RF99	Support sustainable tourism initiatives which develop the tourist potential of the rural area while recognising and enhancing the quality and values of the rural area.	Suggest text inclusion “quality and environmental values of the rural area”.	Not agreed.
5	RF106	Promote the extension and development of the Seamus Ennis Cultural Centre, to incorporate a purpose built theatre /performance venue and ancillary facilities.	Suggest text inclusion “sustainable development”.	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development and will accord with proper planning. No change is considered necessary.
5	RF107	Support proposed extensions to existing dwellings, within areas which have zoning objectives, RU, GB, HA, RV, or RC, which provide for bed and breakfast or guest house accommodation where the size, design, and drainage arrangements for the proposed development does not erode the rural quality and character of the surrounding area.	Suggest text inclusion “surface and foul drainage”.	Agreed. Objective to read as follows: Support proposed extensions to existing dwellings, within areas which have zoning objectives, RU, GB, HA, RV, or RC, which provide for bed and breakfast or guest house accommodation where the size, design, surface water management and foul drainage arrangements for the proposed development does not erode the rural quality and character of the surrounding area.
6	ED02	Ensure that economic development zonings are logically and coherently located to maximise upon infrastructural provision, particularly in relation to locating high-employee generating enterprise and industry proximate to high capacity public	Suggest including text to outline that infrastructural provision also relates to water and wastewater capacities.	Not agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		transport networks and links thereby reducing reliance on private car transport.		
6	ED05	Promote the regeneration of obsolete and/ or underutilised buildings and lands that could yield economic benefits, with appropriate uses and subject to the proper planning and development of the area.	Suggest text amendment to say “proper planning and sustainable development of the area”	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development and will accord with proper planning. No change is considered necessary.
6	ED06	Identify business parks and industrial estates that are in need of regeneration, and engage with all relevant stakeholders and interested parties to encourage their regeneration and revitalisation.	Suggest text amendment to say “regeneration and revitalisation in line with sustainable measures.”	Agreed. Objective to read as follows: Identify business parks and industrial estates that are in need of regeneration and revitalisation in line with sustainable measures, and engage with all relevant stakeholders and interested parties to encourage their regeneration and revitalisation.
6	ED07	Utilise the measures and powers available to Fingal to encourage and promote the regeneration of areas in need of renewal, for instance in underperforming or outdated commercial and/ or industrial areas, and in town and village centres where higher vacancy rates exist.	Suggest text amendment to say “exist in line with proper planning and sustainable development.”	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development and will accord with proper planning. No change is considered necessary.
6	ED08	Maximise the economic potential of Fingal being part of the Dublin City Region, the County’s unique strengths and its advantageous position within the EMRA.	Suggest text amendment to say “economic potential of Fingal through sustainable means, ensuring protection of our natural heritage.”	Agreed. Objective to read as follows: Maximise the sustainable economic potential of Fingal’s, through sustainable means, being part of the Dublin City Region, the County’s unique strengths and its advantageous position within the East and Midlands Regional Assembly.
6	ED09	Maximise economic opportunities associated with the presence of key infrastructural assets within the County	Suggest text amendment to say “maximise sustainable economic opportunities”.	Agreed. Objective to read as follows: Maximise sustainable economic opportunities associated

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		including Dublin Airport, the national motorway network, railway services, and the close proximity to Dublin City and Dublin Port via the Port Tunnel.		with the presence of key infrastructural assets within the County including Dublin Airport, the national motorway network, railway services, and the close proximity to Dublin City and Dublin Port via the Port Tunnel.
6	ED12	Engage and collaborate with adjoining local authorities and regional assemblies, as appropriate, to promote the continued economic development of the Dublin–Belfast Economic Corridor.	Suggest text amendment to say “continued sustainable economic development”.	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development. No change is considered necessary.
6	ED13	Promote inclusive job rich growth by supporting employment creation across the County and across employment and industry sectors.	Suggest text amendment to say “sustainable growth”.	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development. No change is considered necessary.
6	ED24	Promote the continued growth of the ICT sector in Fingal by creating high quality built environments offering a range of building sizes, types and formats, supported by the targeted provision of necessary infrastructure.	Suggest text amendment to say “Promote the continued sustainable growth....”.	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development. No change is considered necessary.
6	ED26	Promote the growth of the manufacturing sector in Fingal by responding to the varying needs and requirements of the different components within the sector and by creating high quality built environments offering a range of building sizes and formats, supported by the targeted provision of necessary infrastructure.	Suggest text amendment to say “Promote the sustainable growth....”.	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development. No change is considered necessary.
6	ED28	Ensure that the required infrastructure and facilities are provided at Dublin Airport so that the aviation sector can develop further	Suggest text amendment to say “operate to its maximum sustainable potential”.	Agreed. Objective to read as follows: Ensure that the required infrastructure and facilities are

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		and operate to its maximum potential.		provided at Dublin Airport so that the aviation sector can develop further and operate to its maximum sustainable potential.
6	ED51	Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the tourism sector in Fingal and to ensure that the economic potential of the tourism sector is secured for the benefit of the local economy.	Suggest text amendment to say “develop tourism sector by sustainable means in Fingal”.	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development. No change is considered necessary.
6	ED53	Develop the necessary tourism infrastructure, visitor attractions and supporting facilities at appropriate locations in the County in a manner that does not have an adverse impact on the receiving areas.	Suggest text amendment to say “on the receiving areas and the receiving environment”.	Agreed. Objective to read as follows: Develop the necessary tourism infrastructure, visitor attractions and supporting facilities at appropriate locations in the County in a manner that does not have an adverse impact on the receiving areas and the receiving environment.
6	ED56	Support events and concerts at suitable locations within Fingal subject to the appropriate licensing arrangements, and to protecting and safeguarding the amenities of the area.	Suggest text amendment to say “amenities of the area and the natural and built heritage”.	Agreed. Objective to read as follows: Support events and concerts at suitable locations within Fingal subject to the appropriate licensing arrangements, and to protecting and safeguarding the amenities of the area and the natural and built heritage.
6	ED64	Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the agri-food sector in Fingal, to promote and showcase the agri-food sector, including supporting events such as Flavours of Fingal, and to ensure that the economic potential of the sector is secured	Suggest text inclusion “to sustainably develop the agri-food sector”	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development. No change is considered necessary.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		for the benefit of the local economy, and national economy.		
6	ED68	Support the existing diverse nature of the marine sector in Fingal, and identify and promote growth opportunities through engagement and partnership with the relevant agencies, sectoral representatives and local communities.	Suggest text inclusion “promote sustainable growth”  Suggest insert text:- growth opportunities “whilst ensure adequate controls particularly in relation to European Sites particularly in relation to offshore SAC’s or pCSAC where demersal fisheries might impact QI”.	Agreed.  Objective to read as follows: Support the existing diverse nature of the marine sector in Fingal, and identify and promote sustainable growth opportunities, while protecting European site. This shall be achieved through engagement and partnership with the relevant agencies, sectoral representatives and local communities.
6	ED69	Develop a strategy for the future development of harbours in Fingal to service the seafood industry with key stakeholders and all interested parties.	Suggest text inclusion “parties. The Strategy will be subject to Screening for Appropriate Assessment and SEA.”	Agreed.  Objective to read as follows: Develop a strategy for the future development of harbours in Fingal to service the seafood industry with key stakeholders and all interested parties. The Strategy will be subject to Screening for Appropriate Assessment and SEA.
6	ED78	Prepare Local Area Plans or Masterplans where indicated on economic development generating lands in collaboration with key stakeholders, relevant agencies and sectoral representatives.	Suggest text inclusion “SEA Screening should be undertaken on any forthcoming LAPs and Masterplans.”	Agreed.  Objective to read as follows: Prepare Local Area Plans or Masterplans where indicated on economic development generating lands in collaboration with key stakeholders, relevant agencies and sectoral representatives. SEA Screening should be undertaken on any forthcoming LAP’s and Masterplans.
7	Statement of Policy	Promote and facilitate movement to, from, and within the County of Fingal, by integrating land use with a high quality, sustainable transport system that prioritises walking, cycling and public transport.  Provide appropriate level of road	Suggest inclusion of text at end to state “In facilitating such movement, the natural and cultural heritage of the County must be protected”.	Not agreed.  The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development and will accord with proper planning. No change is considered necessary.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		infrastructure and traffic management, in particular to support commercial and industrial activity and new development.		
7	MT08	Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. The Council will work in cooperation with the NTA to implement Draft Greater Dublin Area Cycle Network Plan subject to detailed engineering design.	Suggest text to be added to objective “engineering design and the mitigation measures presented in the SEA documents and Natura Impact Statement”.	Agreed. Objective to read as follows: Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. The Council will work in cooperation with the NTA to implement Draft Greater Dublin Area Cycle Network Plan subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Draft Plan.
7	MT10	Support and advise the NTA and TII on the planning and implementation of public transport infrastructure, in particular by providing an understanding of Fingal’s policies, objectives and requirements.	Suggest text to be added “requirements, including environmental sensitivities”.	Agreed. Objective to read as follows: Support and advise the NTA and TII on the planning and implementation of public transport infrastructure, in particular by providing an understanding of Fingal’s policies, objectives and requirements, including environmental sensitivities.
7	MT11	Support TII in developing a revised design of Metro North that addresses the needs of the Swords-Airport-City Centre corridor and securing permission from An Bord Pleanála.	Suggest text to be added “Swords-Airport-City Centre corridor, environmental sensitivities and securing”.	Agreed. Objective to read as follows: Support TII in developing a revised design of Metro North that addresses the needs of the Swords-Airport-City Centre corridor, environmental sensitivities and securing permission from An Bord Pleanála.
7	MT16	Design and implement measures to mitigate the increased congestion on the local road	Suggest text to be added “measures, having regard to potential environmental impacts, to mitigate”.	Agreed. Objective to read as follows: Design and

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		network caused by more frequent closures of the existing level crossings on the Maynooth Line.		implement measures, having regard to potential environmental impacts, to mitigate the increased congestion on the local road network caused by more frequent closures of the existing level crossings on the Maynooth Line.
7	MT17	Facilitate and promote the enhancement of bus services through bus priority measures including bus lanes and bus gates. Support the NTA in the Implementation of Bus Rapid Transit from Blanchardstown to Belfield and from Swords to Merrion Square, subject to detailed design.	Suggest text to be added “subject to detailed design and environmental sensitivities”.	Not agreed.
7	DA05	Facilitate the development of a second major east-west runway at Dublin Airport and the extension of the existing east-west runway 10/28.	Suggest text to be added “in line with proper planning and sustainable development”.	Not agreed. The Draft Plan and all development proposed by the Draft Plan, is underpinned and predicated by sustainable development and will accord with proper planning. No change is considered necessary.
7	DA18	Ensure that every development proposal in the environs of the Airport takes account of the current and predicted changes in air quality and local environmental conditions	Suggest text inclusion “air quality, greenhouse emissions and local environmental conditions”.	Agreed. Objective to read as follows: Ensure that every development proposal in the environs of the Airport takes account of the current and predicted changes in air quality, greenhouse emissions and local environmental conditions.
7	DA19	Ensure that every development proposal in the environs of the Airport takes into account the impact on water quality, water based-habitats and flooding of local streams and rivers.	Suggest text inclusion “the impact on water quality, water based-habitats and flooding of local streams and rivers and to provide mitigation of any negative impacts through avoidance or design and ensure compliance with the Eastern River Basin District.”	Agreed. Objective to read as follows: Ensure that every development proposal in the environs of the Airport takes into account the impact on water quality, water based-habitats and flooding of local streams and rivers and to provide mitigation of any negative impacts through avoidance or design and ensure compliance

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
				with the Eastern River Basin District Management Plan.
7	SP03	Control and manage surface water, mitigate against flooding and to protect and improve water quality in the County while allowing for sustainable development	Suggest text inclusion for SP03 “improve water quality in line with Water Framework Directive and Eastern River Basin Management Plan”	Agreed. Amend Statement of Policy to read as follows: Control and manage surface water, mitigate against flooding and to protect and improve water quality in the County while allowing for sustainable development and improve water quality in line with the Water Framework Directive and Eastern river basin Management Plan.
7	DW01	Liaise with and work in conjunction with Irish Water during the lifetime of the Plan to develop and identify an additional water source serving the Eastern and Midlands Region and the existing population of Fingal while also facilitating the sustainable development of the County, in accordance with the requirements of the Settlement Strategy and associated Core Strategy.	Suggest text inclusion “additional sustainable water source”.	Agreed. Objective to read as follows: Liaise with and work in conjunction with Irish Water during the lifetime of the Plan to develop and identify an additional sustainable water source serving the Eastern and Midlands Region and the existing population of Fingal while also facilitating the sustainable development of the County, in accordance with the requirements of the Settlement Strategy and associated Core Strategy.
7	SW02	Allow no new development within floodplains other than development which satisfies the justification test, as outlined in the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines), within well established towns.	Suggest removal of last words “within well established towns”.	Agreed. Guidelines don’t specify only within well established towns. Amend Objective to read as follows: Allow no new development within floodplains other than development which satisfies the justification test, as outlined in the Planning System and Flood Risk Management Guidelines 2009 for Planning Authorities (or any updated guidelines).
7	WQ05	Establish riparian corridors free from new	Suggest text inclusion “watercourses and streams in	Agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		development along all significant watercourses in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from top of bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required.	the county”.	Objective to read as follows: Establish riparian corridors free from new development along all significant watercourses and streams in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from top of bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required.
7	CC01	Comply with the recommendations of the GSDS Climate Change Policy with regard to the provision and management of drainage services in the County.	Suggest text addition “Recognise that climate mitigation and adaptation measures are evolving and comply with new national measures as presented in National Plans and Frameworks”.	Agreed. Objective to read as follows: Comply with the recommendations of the GSDS Climate Change Policy with regard to the provision and management of drainage services in the County and recognise that climate mitigation and adaptation measures are evolving and comply with new national measures as presented in National Plans and Frameworks.
7	EN01	Support international, national and county initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources using the natural resources of the County in an environmentally sustainable manner where such development does not have a negative impact on the surrounding environment, landscape or local amenities.	Suggest inclusion of a new objective to state that Fingal County Council will undertake a Local Authority Renewable Energy Strategy (LARES).	Agreed. New policy has been inserted as EN02 and reads: Undertake a Local authority Renewable Energy Strategy (LARES).
7	EN10	Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of wind power where such development does not have a	Suggest text inclusion “landscape, biodiversity or local amenities”.	Not agreed

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		negative impact on the surrounding environment, landscape or local amenities.		
7	EN11	Require that all new wind energy developments in the County comply with the guidelines within the lifetime of the Plan.	Suggest text inclusion “associated national guidelines”.	Agreed. Objective reads as follows: Require that all new wind energy developments in the County comply with the Wind Energy Development Guidelines for Planning Authorities, DoEHLG (2006) and guidelines contained within draft Fingal County Council Wind Energy Strategy or any subsequent strategy or associated guidelines applicable within the lifetime of the Plan.
7	EN14	Promote and encourage the development of suitable sites within the County for use as Solar PV farms where such development does not have a negative impact on the surrounding environment, landscape, historic buildings or local amenities.	Suggest text inclusion “landscape, biodiversity or local amenities”.	Agreed. Objective to read as follows: Promote and encourage the development of suitable sites within the County for use as Solar PV farms where such development does not have a negative impact on the surrounding environment, landscape, historic buildings, biodiversity or local amenities.
7	EN15	Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of geothermal energy where such development does not have a negative impact on the surrounding environment, landscape or local amenities.	Suggest text inclusion “landscape, biodiversity or local amenities”.	Agreed. Objective to read as follows: Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of geothermal energy where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.
7	EN17	Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of hydro energy where such development does not have a	Suggest text inclusion “landscape, biodiversity or local amenities”.	Agreed. Objective to read as follows: Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		negative impact on the surrounding environment, landscape or local amenities.		hydro energy where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.
7	EN18	Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of biomass technology energy where such development does not have a negative impact on the surrounding environment, landscape or local amenities.	Suggest text inclusion “landscape, biodiversity or local amenities”.	Agreed. Objective to read as follows: Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of biomass technology energy where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.
7	EN20	Support Irelands renewable energy commitments outlined in national policy by promoting the use of district heating systems in new residential and commercial developments where such development does not have a negative impact on the surrounding environment, landscape or local amenities.	Suggest text inclusion “landscape, biodiversity or local amenities”.	Agreed. Objective to read as follows: Support Irelands renewable energy commitments outlined in national policy by promoting the use of district heating systems in new residential and commercial developments where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.
7	WM18	Promote and encourage the objectives of the Eastern Midlands Region Waste Management Plan 2015-2021 (or any subsequent plan) regarding the remediating of historic closed landfills prioritising actions to those sites which are the highest risk to the environment and human health.	Suggest rewording of policy Ensure the policy objectives and actions of the Eastern Midlands Region Waste Management Plan 2015-2021 (or subsequent plan) regarding the remediation of historic closed and unregulated landfills which prioritises those sites posing the highest risk to the environment and human health. Future development of lands incorporating historic closed landfills shall take full consideration of the environmental sensitivities of the local site and follow the national code of practice for assessment	Agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
			and remediation of such sites. This may include obtaining an appropriate authorisation from the EPA to regulate the proposed remediation.	
8	GI10	Ensure the Green Infrastructure Strategy for Fingal protects existing green infrastructure resources and plans for future green infrastructure provision which addresses the five main themes identified in this Plan, namely: Biodiversity Parks, Open Space and Recreation Sustainable Water Management Archaeological and Architectural Heritage Landscape.	Suggest the inclusion of climate change as a separate theme.	Not agreed. Climate change, including mitigation and adaptation, is an issue that underpins the Draft plan and is addressed as such throughout the Plan as well as in detailed Objectives. Therefore no change is considered necessary.
8	GI17	Require all Local Area Plans to protect, enhance, provide and manage green infrastructure in an integrated and coherent manner addressing the five GI themes set out in the Development Plan – Biodiversity, Parks, Open Space and Recreation, Sustainable Water Management, Archaeological and Architectural Heritage, and Landscape.	Suggest the inclusion of climate change as a separate theme.	Not agreed. Climate change, including mitigation and adaptation, is an issue that underpins the Draft plan and is addressed as such throughout the Plan as well as in detailed Objectives. Therefore no change is considered necessary.
9	NH16	Develop masterplans for the Rogerstown, Malahide and Baldoyle Estuary and their surrounding buffer zones.	Suggest inclusion of text to clarify that it is masterplan focusing on ecological protection.	Agreed. Objective to read as follows: Develop Ecological Masterplans for the Rogerstown, Malahide and Baldoyle Estuary focussing on their ecological protection and that of their surrounding buffer zones.
9	NH39	Re-establish the management committee for the Liffey Valley Special Amenity Area and develop a five year works program as part of the implementation plan for the SAA	Suggest include text:- committee “ with South Dublin Count Council”	Agreed. Objective to read as follows: Re-establish the management committee with South Dublin County Council for the Liffey Valley Special

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		within two years of the adoption of this development plan.		Amenity Area and develop a five year works program as part of the implementation plan for the SAA within two years of the adoption of this development plan.
9	NH52	Develop a coastal erosion policy for Fingal based on best international practice to outline how the Council will deal with existing properties at risk of erosion and how future coastal erosion problems will be managed.	Suggest additional text “will be managed taking regard to national climate change mitigation and adaptation policies and guidance.	Agreed. Objective to read as follows: Develop a coastal erosion policy for Fingal based on best international practice to outline how the Council will deal with existing properties at risk of erosion and how future coastal erosion problems will be managed having regard to national climate change legislation, mitigation and adaptation policies, and the need to protect the environment.
10	CH06	Ensure that development within the vicinity of a recorded monument or zone of archaeological notification does not seriously detract from the setting of the feature, and is sited and designed appropriately.	Suggest text to outline that requirement for visual impact assessment may be requested.	Not agreed. Considered too detailed for this Objective, however issue will be captured in Objective within Development Management Standards.
12	DMS 04	Assess planning applications for change of uses in all urban and village centres on their positive contribution to diversification of the area together with their cumulative effects on traffic, heritage, parking and local residential amenity	Suggest text inclusion to “heritage, environment, parking and”	Agreed. Objective to read as follows: Assess planning applications for change of uses in all urban and village centres on their positive contribution to diversification of the area together with their cumulative effects on traffic, heritage, environment, parking and local residential amenity.
12	DMS 26	Require that sound transmission levels in semi-detached, terraced, apartments and duplexes units comply as a minimum with the 2014 Building Regulations Technical	Suggest text “standards, and evidence will need to be provide by a qualified sound engineer that these levels have been met”.	Agreed. Objective to read as follows: Require that sound transmission levels in semi-detached, terraced, apartments and duplexes units comply as a

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		Guidance Document Part E or any updated standards.		minimum with the 2014 Building Regulations Technical Guidance Document Part E or any updated standards and evidence will need to be provided by a qualified sound engineer that these levels have been met.
12	DMS 108	Require all new developments with over 100 employees and all new schools shall have a Mobility Management Plan.	Suggest text to be added to objective “Existing schools that apply for planning permission to accommodate expansion will be required to provide a mobility management plan regardless of the requested permission”.	Agreed. Objective to read as follows: Require all new developments with over 100 employees and all new schools shall have a Mobility Management Plan. Existing schools that apply for planning permission to accommodate expansion will also be required to provide a Mobility Management Plan.
12	DMS 110	Ensure that all new employment and education developments include adequate bicycle parking, in accordance with the standards set out in Table 12.8.	Suggest text to be added “adequate secure and dry bicycle parking”.	Agreed. Objective to read as follows: Ensure that all new employment and education developments include adequate, secure and dry bicycle parking, in accordance with the standards set out in Table 12.8.
12	DMS 129	Permit renewable energy developments where the development and any ancillary facilities or buildings, considered both individually and with regard to their incremental effect, would not create a hazard or nuisance, and would take cognisance of the following: Residential amenity and human health, The character or appearance of the surrounding area, The openness and visual amenity of the	Suggest text inclusion to take cognisance of – land stability.  Suggest reference to a new objective to state that Fingal County Council will undertake a Local Authority Renewable Energy Strategy (LARES) which will be screened for SEA and Appropriate Assessment.	Not agreed.

Chapter	Ref.	Policy/ Objective	Amendments	Alternation Agreed/ Disagreed – Final Objective (including new wording)
		<p>countryside,</p> <p>Public access to the countryside and, in particular, public rights of way and walking routes,</p> <p>Sites and landscapes designated for their nature conservation or amenity value,</p> <p>The biodiversity of the County,</p> <p>Sites or buildings of architectural, historical, cultural, or archaeological interest, and</p> <p>Ground and surface water quality and air quality</p>		
12	DMS 162	Prohibit new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion, unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts of the proposed development on erosion, or deposition.	Suggest text inclusion...deposition and predicated climate change implications for the coastline.	<p>Agreed.</p> <p>Objective to read as follows: Prohibit new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion, unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts of the proposed development on erosion, or deposition and the predicted impacts of climate change on the coast line.</p>
12	DMS 178	Require developers to submit a detailed consequence and risk assessment with all Environmental Impact Statements and/or legislative licence applications.	Query on what the risk assessment relates to, should SEVESO sites not be specified.	<p>Agreed</p> <p>Objective to read as follows: Require developers to submit a detailed consequence and risk assessment with all Environmental Impact Statements and/or legislative licence applications for all Seveso sites.</p>

Table 10.2 – AA Mitigation

Chapter	Ref.	Policy/ Objective	Amendments	Alteration Agreed/Disagreed – Final Objective including any new wording
2	SS14	Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development.	Suggest insert text:- of the area “ and taking account of the ecological sensitivity of qualifying features of proximal European Sites.	Agreed. Objective to read as follows: Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development of the area and taking account of the ecological sensitivity of qualifying features of nearby European sites.
2	SS15	Ensure development in Portrane is sensitively designed and respects the unique character and visual amenities of the area.	Suggest insert text:- sensitively designed “taking account of the ecological sensitivity of overlapping European Site surrounding of “the Burrow” at Portrane”.	Agreed. Objective to read as follows: Ensure development in Portrane is sensitively designed and respects the unique character and visual amenities of the area, taking account of the ecological sensitivity of European Sites surrounding The Burrow at Portrane.
4	SWRD06	Develop a Regional Park [of circa 65 ha] immediately west of Oldtown, and adjoining and ultimately extending into the Broadmeadow River Valley Linear Park, to serve Swords and its hinterland, and to comprise active recreational and passive activities, commensurate with the Council’s vision for the emerging city of Swords.	Insert suggested text:- of Swords “subjecting the proposal to Screening for AA, in particular the cumulative impacts of increased access into European Sites”.	Agreed. Objective to read as follows: Develop a Regional Park [of circa 65 ha] immediately west of Oldtown, and adjoining and ultimately extending into the Broadmeadow River Valley Linear Park, to serve Swords and its hinterland, and to comprise active recreational and passive activities, commensurate with the Council’s vision for the emerging city of Swords, subjecting the proposal to Screening for AA, in particular the cumulative impacts of increased access to European Sites.
4	SWRD15	Develop an appropriate entrance to the Ward River Valley from the town of Swords so that access to the amenities of the valley	Insert suggested text:- of Swords “subjecting the proposal to Screening for AA, in particular the cumulative impacts of increased access into	Agreed and still to be included in Fingal Development Plan. Objective to read as follows: Develop an

		is freely and conveniently available to the people of Swords.	European Sites”.	appropriate entrance to the Ward River Valley from the town of Swords so that access to the amenities of the valley is freely and conveniently available to the people of Swords, subjecting the proposal to Screening for AA, in particular the cumulative impacts of increased access to European Sites.
4	Malahi de Dev. Strategy	Promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive, historic village settlement and to retain the existing amenities of the area.	Insert suggested text:- of amenities “ being cognisant of the proximity to ecologically sensitive coast and concomitant European Union Conservation Designations”.	Agreed. Objective to read as follows: Promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive, historic village settlement and to retain the existing amenities of the area being cognisant of its proximity to an ecologically sensitive coastline including European Sites.
4	MALA6	Facilitate the development of a pedestrian and cycle link between Malahide and the Donabate peninsula as part of the Fingal Coastal Way.	Insert suggested text:- peninsula, whilst avoiding any routing along northern boundary of Malahide inner estuary by virtue of its ecological sensitivity.	Agreed. Objective to read as follows: Facilitate the development of a pedestrian and cycle link between Malahide and the Donabate peninsula as part of the Fingal Coastal Way, whilst avoiding any routing along northern boundary of Malahide inner estuary by virtue of its ecological sensitivity.
4	Howth Dev. Strategy	Develop the village in a manner that will protect its character, and strengthen and promote the provision and range of facilities, especially the retention and promotion of retail convenience shopping and community services to support the existing population and tourists. Future development will be strictly related to the	Insert suggested text:- Area Order “being cognisant of the potential increasing pressures that could arise as a result of the implementation of a Fingal Tourist Strategy”.	Agreed. Strategy to read as follows: Develop the village in a manner that will protect its character, and strengthen and promote the provision and range of facilities, especially the retention and promotion of retail convenience shopping and community services to support the existing population and tourists. Future development

		indicated use zones including the infilling of existing developed areas rather than further extension of these areas. Development will be encouraged which utilises the recreational and educational potential of the area and other nearby natural environments of high quality. The strategy for Howth Peninsula is to ensure the conservation and preservation of its sensitive and scenic area, in particular through the implementation of the Howth Special Amenity Area Order.		will be strictly related to the indicated use zones including the infilling of existing developed areas rather than further extension of these areas. Development will be encouraged which utilises the recreational and educational potential of the area and other nearby natural environments of high quality. The strategy for Howth Peninsula is to ensure the conservation and preservation of its sensitive and scenic area, in particular through the implementation of the Howth Special Amenity Area Order, being cognisant of the potential increasing pressures that could arise as a result of the implementation of the Fingal Tourism Strategy.
4	Balgriffin & Belcamp Dev. Strategy	Consolidate the new and existing areas of Balgriffin and Belcamp to create vibrant residential communities with appropriate local services and community facilities to serve the new population. Ensure that the necessary infrastructure is delivered in tandem with development and that the new built form respects the rich built and natural heritage of the surrounding environment.	Insert suggested text:- surrounding environment “recognises the ecological sensitivity and hydrological connection with adjacent European Sites”.	Agreed. Strategy to read as follows: Consolidate the new and existing areas of Balgriffin and Belcamp to create vibrant residential communities with appropriate local services and community facilities to serve the new population. Ensure that the necessary infrastructure is delivered in tandem with development and that the new built form respects the rich built and natural heritage of the surrounding environment and recognises the ecological sensitivity and hydrological connection with adjacent European Sites.
4	PORT2	Provide recreational facilities for the expanding population on the peninsula.	Insert suggested text:- peninsula “being mindful of the ecological sensitivities of the designated coastal site”.	Agreed. Objective to read as follows: Provide recreational facilities for the expanding population on the Peninsula being mindful of the ecological sensitivities of the coast including European Sites.
4	PORT5	Ensure the sensitive coastal estuarine area of The Burrow is adequately protected and	Suggest text inclusion for PORT5 “subject to Screening for Appropriate	Agreed. Objective to read as follows: Ensure the

		that any proposed development is subject to HDA screening.	Assessment”.	sensitive coastal estuarine area of The Burrow is adequately protected and that any proposed development is subject to environmental assessment including Screening for Appropriate Assessment.
4	PORT6	The replacement of chalets/holiday huts by permanent dwellings, which can be resided in on an all year basis within ‘HA’ zoned land at The Burrow, will be considered in the context of flood risk, site size, EPA standards for waste water disposal, access and other appropriate standards.	Potential impacts on European sites and additional text to be included.	Agreed. Objective to read as follows: The replacement of chalets/holiday huts by permanent dwellings, which can be resided in on an all year basis within ‘HA’ zoned land at The Burrow, will be considered in the context of flood risk, site size, EPA standards for waste water disposal, access, impact on Habitats Directive Annex I habitats including priority fixed dune habitats and for protected species and other appropriate standards.
4	PORT7	Provide for pedestrian and cycle routes between Portrane and Donabate.	Insert suggested text:- Donabate “being mindful of the impacts upon the ecological diversity around Portrane Demense”.	Agreed. Objective to read as follows: Provide for pedestrian and cycle routes between Portrane and Donabate being mindful of the impacts upon the ecological diversity around Portrane Demense.
4	BALB6	Prepare a Regeneration Strategy for Balbriggan harbour in consultation with local fishermen, businesses and community groups having regard to its historic character.	Insert suggested text:- harbour “subject to Screening for AA”.	Agreed. Objective to read as follows: Prepare a Regeneration Strategy for Balbriggan Harbour in consultation with local fishermen, businesses and community groups having regard to its historic character subject to Screening for Appropriate Assessment.
4	RUSHO 9	Prepare and Implement the Rogerstown Estuary Management Plan and subject the Management Plan to Habitats Directive Assessment prior to its adoption	The management plan will need to be Screened for Appropriate Assessment.	Agreed. Objective to read as follows: Prepare and implement the Management Plan for the Outer Rogerstown Estuary Plan and subject the plan to Screening for Appropriate Assessment prior

				to its adoption.
4	RUSH 13	Prepare a Masterplan for the development of marina and water sports facilities at Rush Sailing Club with improved access and off street parking to serve the local community subject to an Appropriate Assessment.	Clarify that subject to Screening for Appropriate Assessment. The development of a marina may require a feasibility study to address other coastal location possibilities.	Agreed.  Objective to read as follows: Examine the feasibility of developing a marina and auxiliary and associated facilities at the Ramparts, Rogerstown, Rush, designed and built in accordance with sustainable ecological standards and avoiding significant adverse impacts on European Sites and species. Such consideration shall take cognisance of a wider study into marina development along the Fingal coastline (Objective ED71, Chapter 6: Economic Development refers.
4	RUSH1 4	New policy proposed.		Agreed.  Objective to read as follows: Undertake a study, within one year of the making of this Development Plan, of lands in Rush located at North Beach, and implement its recommendations to ensure that planning policy in Rush takes into consideration the dynamic nature of coastal processes and the predicted impacts of climate change in the proper planning and sustainable development of the town and its environs.
4	RUSH1 5	New policy proposed.	Suggest new text insert; Undertake a “Habitat Characterisation” study,	Agreed.  Objective to read as follows: Undertake a Habitat Characterisation study, within one year of the making of this Development Plan, of lands in Rush located south of South Shore Road from Rogerstown Pier to the shoreline immediately south of Old Barrack Road, and implement its recommendations to ensure that planning policy in Rush fulfils the Council’s legal obligation to protect European sites and takes into consideration the dynamic nature of

				coastal processes and the predicted impacts of climate change in the proper planning and sustainable development of the town and its environs.
4	LOUG3	Provide for and facilitate mixed-used development including restaurants, cafes, art and cultural uses within the harbour area.	Insert suggested text:- area “ being mindful of the ecological sensitivities of the proximal European Sites”	Agreed. Objective to read as follows: Provide for and facilitate mixed-used development including restaurants, cafes, art and cultural uses within the harbour area being mindful of the ecological sensitivities of the nearby European Sites.
5	RF43	Require that an applicant demonstrates that the impact of any proposed house will not adversely affect, either directly or indirectly, the ecological integrity of any Natura 2000 site.	Suggest text inclusion “ecological integrity of any European site	Agreed. Require that an applicant demonstrates that the impact of any proposed house will not adversely affect, either directly or indirectly, the ecological integrity of any European site
5	RF82	Prohibit mineral extraction and land reclamation along the coast, particularly in proximity to estuaries, except where it can be demonstrated that there will be no significant adverse impact on the environment, visual amenity, heritage or the conservation objectives of Natura 2000 Sites.	Potential impacts on European sites  Suggest text alteration “European sites ”.	Agreed. Objective to read as follows: Prohibit mineral extraction and land reclamation along the coast, particularly in proximity to estuaries, except in exceptional circumstances and where it can be demonstrated that there will be no significant adverse impact on the environment, visual amenity, heritage or the conservation objectives of European Sites.
5	RF83	Ensure that any future proposals for extraction of aggregates and land reclamation proposals include an assessment of the impact(s) on the natural and cultural heritage, and on the coastal processes of erosion, deposition accretion and flooding. Any such proposals may need to be accompanied by an Environmental Impact Statement and/or screening for assessment under the Habitats Directive.	Suggest text alteration for last bullet point “subject to Screening for Appropriate Assessment”.	Agreed. Objective to read as follows: Ensure that any future proposals for extraction of aggregates and land reclamation proposals include an assessment of the impact(s) on the natural and cultural heritage, and on the coastal processes of erosion, deposition accretion and flooding. Any such proposals may need to be accompanied by an Environmental Impact Statement and/or Screening for Appropriate

				Assessment.
5	RF86	Preserve and protect wetlands, coastal habitats, and estuarine marsh lands in the coastal zone from inappropriate development, including land reclamation. Any proposals for land reclamation in the coastal zone shall be subject to screening for assessment under the Habitats Directive and to an assessment of impacts on any such wetlands, coastal habitats, and estuarine marsh lands and its impacts on coastal processes including erosion, deposition accretion and flooding.	Suggest text alteration for last bullet point “subject to Screening for Appropriate Assessment”.  Suggest text alteration for last bullet point “flooding and potential impacts from climate change”.	Agreed.  Objective to read as follows: Preserve and protect coastal wetlands, coastal habitats, and estuarine marsh lands in coastal areas from inappropriate development, including land reclamation. Any proposals for land reclamation in coastal areas shall be subject to Screening for Appropriate Assessment and to an assessment of impacts on any such wetlands, coastal habitats, and estuarine marsh lands and its impacts on coastal processes including erosion, deposition, accretion and flooding particularly in light of climate change.
5	RF100	Support recreational pursuits which promote the use of natural landscape features in a way which does not detract or cause undue damage to the features upon which any such proposed initiatives rely. Where the proposed pursuit involves land use changes either within or adjacent to Natura 2000 sites, proposals will be subject to screening for assessment under the Habitats Directive.	Suggest text alteration “European sites instead of Natura 2000 sites”. Proposals will be subject to Screening for Appropriate Assessment”.	Agreed.  Objective to read as follows: Support recreational pursuits which promote the use of natural landscape features in a way which does not detract or cause undue damage to the features upon which any such proposed initiatives rely. Where the proposed pursuit involves land use changes either within or adjacent to Europeans sites, proposals will be subject to Screening for Appropriate Assessment
5	RF102	Support the provision of proposed long distance walking trails that provide access to scenic coastal and river features, subject to screening for assessment under the Habitat’s Directive.	Suggest text inclusion “subject to Screening for Appropriate Assessment”.	Agreed.  Objective to read as follows: Support the provision of proposed long distance walking trails that provide access to scenic uplands, riverine and coastal features, subject to Screening for Appropriate Assessment.
5	RF103	Facilitate the creation of golf courses, pitch and putt courses, and driving ranges in the Greenbelt where such development does	Suggest text alteration “subject to Screening for Appropriate Assessment”.	Agreed.  Objective to read as follows: Facilitate the creation of golf courses, pitch and putt courses,

		not contravene the vision and zoning objective for the Greenbelt or impact on any historic designed landscapes, and subject to screening under the Habitats Directive.		and driving ranges in the Greenbelt where such development does not contravene the vision and zoning objective for the Greenbelt or impact on any historic designed landscapes, and subject to Screening for Appropriate Assessment.
5	RF104	<p>Require that all applications for planning permission for golf courses are accompanied by Impact Statements, including proposed mitigation measures, which assess;</p> <p>The visual impact,</p> <p>The cumulative effect of the proposed additional golf course upon the landscape,</p> <p>The impact of the proposed golf course on the existing biodiversity, archaeological and architectural heritage,</p> <p>The impact on drainage, water usage, and waste water treatment in the area, and proposed mitigation of these impacts, and;</p> <p>Screening for assessment under the Habitats Directive of the potential for impacts on Natura 2000 Sites.</p>	<p>Suggest Insert text:-</p> <p>Any landscaping plans submitted should not prescribe planting/screening with inappropriate non-native or alien species e.g. Hippophae rhamnoides (Sea Buckthorn) as a boundary treatment particularly in proximity of sensitive coastal habitats.</p> <p>Suggest text alteration for last bullet point “subject to Screening for Appropriate Assessment”.</p>	<p>Agreed.</p> <p>Objective to read as follows: Require that all applications for planning permission for golf courses are accompanied by Impact Statements, including proposed mitigation measures, which assess</p> <p>The visual impact,</p> <p>The cumulative effect of the proposed additional golf course upon the landscape,</p> <p>The impact of the proposed golf course on the existing biodiversity, archaeological and architectural heritage,</p> <p>The impact on drainage, water usage, and waste water treatment in the area, and proposed mitigation of these impacts,</p> <p>Any landscaping plans should not prescribe planting/screening with inappropriate non-native or alien species e.g. Hippophae rhamnoides (Sea Buckthorn) as a boundary treatment particularly in proximity of sensitive coastal habitats, and</p> <p>Subject to Screening for Appropriate Assessment.</p>
6	ED52	Facilitate and contribute to the implementation of the objectives and actions identified in the Fingal Tourism Strategy 2015-2018 for the economic benefit of the County.	Suggest that screening for SEA be undertaken	Not agreed.

6	ED57	<p>New objective</p> <p>Develop a Cycle/ Pedestrian Network Strategy for Fingal that encompasses the Fingal Way and other proposed routes which will be Screened for Appropriate Assessment and Strategic Environmental Assessment.</p>		<p>Agreed.</p> <p>Objective to read as follows: Promote and facilitate opportunities to create an integrated pedestrian and cycle network linking key tourist destinations in the County, by advancing the proposed Fingal Coastal Way, through carrying out a route evaluation study within two years of the adoption of this Plan, ensuring a balance is achieved between nature conservation and public use and through identifying public rights of way in consultation with all relevant stakeholders, and by exploiting former rail networks for use as potential new tourist and recreational walking routes.</p>
6	ED71	<p>Promote opportunities for enterprise and employment creation in marine tourism where it can be demonstrated that the resultant development will not have a negative impact on the receiving marine environment.</p>	<p>Suggest insert text:- marine environment “nor any of the qualifying features of European Sites”.</p>	<p>Agreed and will be included in Fingal Development Plan.</p> <p>Objective to read as follows: Promote opportunities for enterprise and employment creation in marine tourism where it can be demonstrated that the resultant development will not have a negative impact on the receiving marine environment including any of the qualifying features of European Sites.</p>
6	ED72	<p>Proposed New Objective</p>	<p>Undertake a feasibility study of Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits/requirements which will be screened for AA.</p>	<p>Agreed.</p> <p>Objective to read as follows: Undertake a feasibility study of the Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits and requirements. As part of the study the impact on the receiving marine environment, including the coastline, will be assessed and Screening for Appropriate Assessment undertaken.</p>
7	WQ04	<p>Protect existing riverine wetland and coastal habitats and where possible create new</p>	<p>Suggest text is altered to refer to European sites and</p>	<p>Agreed.</p>

		habitats to maintain naturally functioning ecosystems whilst ensuring they do not impact negatively on the conservation objectives of any Natura 2000 sites.	not Natura 2000 sites.	Objective to read as follows: Protect existing riverine wetland and coastal habitats and where possible create new habitats to maintain naturally functioning ecosystems whilst ensuring they do not impact negatively on the conservation objectives of any European Sites.
7	WQ05	Establish riparian corridors free from new development along all significant watercourses in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from top of bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required.	Suggest Insert text:- metres wide “as a minimum”.	Agreed. Objective to read as follows: Establish riparian corridors free from new development along all significant watercourses in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from top of bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required as a minimum.
7	EN10	Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of wind power where such development does not have a negative impact on the surrounding environment, landscape or local amenities.	Suggest insert text:- surrounding environment “ including offshore sites that will likely be designated under the Birds and Habitats directive in the lifetime of the plan”	Agreed. Objective to read as follows: Support Ireland’s renewable energy commitments outlined in national policy by facilitating the exploitation of wind power where such development does not have a negative impact on the surrounding environment, landscape or local amenities including offshore sites that may be designated under the Birds and Habitats Directive in the lifetime of this Plan.
8	GI02	Develop the green infrastructure network to ensure the conservation and enhancement of biodiversity, including the protection of Natura 2000 sites, the provision of accessible parks, open spaces and recreational facilities, the sustainable management of water, the maintenance of	Suggest adjusting text to refer to European sites as opposed to Natura 2000 sites.	Agreed. Objective to read as follows: Develop the green infrastructure network to ensure the conservation and enhancement of biodiversity, including the protection of European Sites, the provision of accessible parks, open spaces and recreational facilities (including allotments and

		landscape character including historic landscape character and the protection and enhancement of the architectural and archaeological heritage.		community yards), the sustainable management of water, the maintenance of landscape character including historic landscape character and the protection and enhancement of the architectural and archaeological heritage.
8	GI09	Develop and implement a Green Infrastructure Strategy for Fingal in partnership with key stakeholders and the public.	Suggest Insert text:- strategy for Fingal “as a priority”	Agreed and will be included in the Development Plan. Objective to read as follows: Develop and implement a Green Infrastructure Strategy for Fingal in partnership with key stakeholders and the public as a priority.
8	GI14	Ensure the protection of Fingal’s Natura 2000 sites is central to Fingal County Council’s Green Infrastructure Strategy.	Suggest adjusting text to refer to European sites as opposed to Natura 2000 sites.	Agreed. Objective to read as follows: Ensure the protection of Fingal’s European sites is central to Fingal County Council’s Green Infrastructure Strategy.
9	NH05	Ensure that the management of the Council’s open spaces and parks is pollinator-friendly and provides more opportunities for biodiversity.	Suggest new text:- for biodiversity, “taking cognisance of to ensure no spread of alien invasive species”	Agreed. Objective to read as follows: Ensure that the management of the Council’s open spaces and parks is pollinator-friendly, provides more opportunities for biodiversity, and does not introduce or lead to the spread of invasive species.
9	NH07	Ensure that the Council takes full account of the requirements of the Habitats and Birds Directives, as they apply both within and without Natura 2000 sites in the performance of its functions.	Suggest reference in objective to European sites.	Agreed. Objective to read as follows: Ensure that the Council takes full account of the requirements of the Habitats and Birds Directives, as they apply both within and without European sites in the performance of its functions.
9	NH08	Ensure that the Council, in the performance of its functions, takes full account of the objectives and management practices proposed in any management plans for Natura 2000 sites in and adjacent to Fingal	Suggest changing altering text, Natura 2000 sites to European sites.	Agreed Objective to read as follows: Ensure that the Council, in the performance of its functions, takes full account of the objectives and management practices proposed in any

		published by the Department of Arts, Heritage and the Gaeltacht.		management or related plans for European Sites in and adjacent to Fingal published by the Department of Arts, Heritage and the Gaeltacht.
9	NH14	Ensure that development does not have a significant adverse impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites , and on rare and threatened species including those protected by law and their habitats.	Suggest new text added:- Annex I sites “ and Annex II species contained therein”	Agreed. Objective to read as follows: Ensure that development does not have a significant adverse impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites and Annex II species contained therein, and on rare and threatened species including those protected by law and their habitats.
9	NH58	Plan and develop the Fingal Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on Natura 2000 sites, other protected areas and species protected by law.	Suggest text inclusion to refer to European sites and requirement for Screening for Appropriate Assessment.	Agreed. Objective to read as follows: Plan and develop the Fingal Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites, other protected areas and species protected by law.
9	NH59	Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on Natura 2000 sites and species protected by law, and examine the designation of traditional walking routes thereto as public rights of way.	Suggest text inclusion to refer to European sites and requirement for Screening for Appropriate Assessment.	Agreed Objective to read as follows: Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European sites and species protected by law, through Screening for Appropriate Assessment, and examine the designation of traditional walking routes thereto as public rights of way.
12	DMS 01	Ensure that all plans and projects in the County which could, either individually or	Amend Wording –	Agreed

		in-combination with other plans and projects, have a significant effect on a Natura 2000 site (or sites) will be subject to Appropriate Assessment Screening.	1)Natura 2000 to read European Sites 2) AA Screening to read Screening for Appropriate Assessment	Objective to read as follows: Ensure that all plans and projects in the County which could, either individually or in-combination with other plans and projects, have a significant effect on a European site or sites will be subject to Screening for Appropriate Assessment.
12	DMS 45	Ensure that any planning application for a house within an area which has a Greenbelt or High Amenity zoning objective is accompanied by a comprehensive Visual Impact Statement.	Insert suggested text:- “and a Screening for Appropriate Assessment, as necessary”	Agreed. Objective to read as follows: Ensure that any planning application for a house within an area which has a Greenbelt or High Amenity zoning objective is accompanied by a comprehensive Visual Impact Statement and Screening for Appropriate Assessment, as necessary.
12	DMS 51	Integrate and provide links through adjoining open spaces to create permeable and accessible areas.	Insert suggested text:- provide links “subject to Screening for Appropriate Assessment, as necessary”	Agreed. Objective to read as follows: Integrate and provide links through adjoining open spaces to create permeable and accessible areas, subject to Screening for Appropriate Assessment as necessary.
12	DMS 95	Facilitate the provision of a crematorium within the life of the Draft Plan, subject to environmental assessment and Appropriate Assessment Screening as appropriate.	Amend text :- replace Appropriate Assessment Screening with “Screening for Appropriate Assessment”	Agreed. Objective to read as follows: Facilitate the provision of a crematorium within the life of the Draft Plan, subject to environmental assessment and Screening for Appropriate Assessment as appropriate.
12	DMS 99	Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered. Major retail proposals (exceeding 1,000 sq.metres) are required to provide a detailed Retail Impact Assessment (RIA) and a Transport Impact Assessment	Insert Amended text:- “and Screening for Appropriate Assessment”	Agreed. Objective to read as follows: Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered. Major retail proposals (exceeding 1,000 sq.metres) are required to provide a detailed Retail Impact

		(TIA).		Assessment (RIA), a Transport Impact Assessment (TIA) and Screening for Appropriate Assessment, as appropriate.
12	DMS 155	Ensure Appropriate Assessment Screening and, where required, full Appropriate Assessment is carried out for all plans and project in the County which, individually, or in combination with other plans and projects, is likely to have a significant direct or indirect impact on any Natura 2000 site or sites.	Amend Text from Appropriate Assessment Screening to “Screening for Appropriate Assessment” Also Natura 2000 sites to “European Sites”	Agreed. Objective to read as follows: Ensure Screening for Appropriate Assessment and, where required, full Appropriate Assessment is carried out for all plans and projects in the County which, individually, or in combination with other plans and projects, are likely to have a significant direct or indirect impact on any European site or sites.
12	DMS 158	Ensure planning applications for proposed developments likely to have significant direct or indirect impacts on any Natura 2000 site or sites are accompanied by a Natura Impact Statement prepared in accordance with the Guidance issued by the Department of the Environment, Heritage and Local Government (Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009).	Amend Text from Natura 2000 site to “European Site”	Agreed. Objective to read as follows: Ensure planning applications for proposed developments likely to have significant direct or indirect impacts on any European Site or sites are accompanied by a Natura Impact Statement prepared in accordance with the Guidance issued by the Department of the Environment, Heritage and Local Government (Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009).
12	DMS 160		New Objective Include an additional objective specifying that as a result of potential negative impacts owing to development or upgrade or improved access to sites/buildings of cultural heritage, that cognisance is taken for the potential presence of ecological features particularly bats but also birds and that an ecological assessment by a suitability qualified person is made in the appropriate season to determine the presence of same. Where confirmed and depending on the location, a Screening for AA may be required and mitigation measures	Agreed. Objective to read as follows: Ensure that proposals for developments involving works to upstanding archaeological sites and features or works to the historic building stock include an assessment of the presence of bats in any such sites or structures and, where appropriate, ensure that suitable avoidance and/ or mitigation measures are proposed to protect bats in consultation with the National Parks and Wildlife Service.

			recommended in advance of any works	
12	DMS16 3	Ensure that no development, including clearance and storage of materials, takes place within a minimum distance of 10m – 15m measured from each bank of any river, stream or watercourse in the County.	Insert suggested text:- 10-15m “as a minimum”	Agreed.  Objective to read as follows: Ensure that no development, including clearance and storage of materials, takes place within 10m – 15m as a minimum, measured from each bank of any river, stream or watercourse in the County.
12	DMS16 4	Require that development along rivers set aside land for pedestrian routes that could be linked to the broader area and any established settlements in their vicinity, subject to ecological impact assessment and Appropriate Assessment Screening as appropriate.	Amend Text from Appropriate Assessment Screening to “Screening for Appropriate Assessment” as appropriate	Agreed.  Objective to read as follows: Require that development along rivers set aside land for pedestrian routes that could be linked to the broader area and any established settlements in their vicinity, subject to ecological impact assessment and Screening for Appropriate Assessment as appropriate.
12	DMS 168	Where extractive development may significantly effect the environment or a European site or sites, regard shall be had to EIA guidelines and Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities, DEHLG, 2009 and the requirements of this Development Plan.	Amend Text from Natura 2000 site to “European Site”	Agreed.  Objective to read as follows: Proposals for such development shall have regard to the following: <ul style="list-style-type: none"> <li>• Section 261 and Section 261A of the Planning and Development Acts 2000 – 2013</li> <li>• The Department of the Environment, Heritage and Local Government Quarries and Ancillary Facilities Guidelines 2004.</li> <li>• The EPA Guidelines for Environmental Management in the Extractive Sector 2006.</li> <li>• Where extractive developments may impact on archaeological or architectural heritage, regard shall be had to the DoEHLG Architectural Conservation Guidelines 2004 and the Archaeological Code of Practice 2002 in the assessment of planning applications and the requirements of this Development Plan.</li> <li>• Where extractive development may significantly effect the environment or a</li> </ul>

				<p>European site or sites, regard shall be had to EIA guidelines and Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities, DEHLG, 2009 and the requirements of this Development Plan.</p> <ul style="list-style-type: none"> <li>• Reference should also be made to the Geological Heritage Guidelines for the Extractive Industry 2008.</li> <li>• The visual impact of the development, a detailed landscape and visual assessment shall be submitted.</li> <li>• A scheme of rehabilitation and after care for the site upon abandonment / exhaustion of resource shall be submitted. Details to be submitted should include a report with plans and section drawings, detailing the following:             <ul style="list-style-type: none"> <li>○ Anticipated finished landform and surface/landscape treatments (both of each phase and the whole excavation),</li> <li>○ Quality and condition of topsoil and overburden,</li> <li>○ Rehabilitation works proposed,</li> <li>○ Type and location of any vegetation proposed,</li> <li>○ Proposed method of funding and delivery of restoration/reinstatement works etc.</li> </ul> </li> </ul> <p>In addition a bond will be required to ensure the adequate restoration of the site. This bond shall be index linked.</p>
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## 10.3 MONITORING

Article 10 of the SEA Directive (2001/42/EEC) requires Member States to monitor the significant environmental effects of the implementation of plans “*in order, inter alia, to identify at an early stage unforeseen adverse effects to be able to undertake appropriate remedial action*”. The primary purpose of monitoring is to cross-check significant environmental effects which arise during the implementation stage against those predicted during the Fingal DP preparation stage. A monitoring programme is developed based on the indicators selected to track progress towards reaching the targets paired with each SEO, thereby enabling positive and negative impacts on the environment to be measured. The environmental indicators have been developed to show changes that would be attributable to implementation of the draft Fingal DP.

Monitoring will focus on aspects of the environment that are likely to be significantly impacted by the draft Fingal DP. Where possible, indicators have been chosen based on the availability of the necessary information and the degree to which the data will allow the target to be linked directly with the implementation of the draft Fingal DP.

**Table 10.3** shows the Environmental Monitoring Programme to track progress towards achieving SEOs and reaching targets, and includes sources of relevant information. It can be seen that the majority of information required is already being actively collected (under the Water Framework Directive, Census Data Collection and other programmes).

The Statutory Manager’s Report on progress in achieving objectives of the Fingal DP, takes place two years after the adoption of the Fingal DP [2017-2023]. It includes information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the Fingal DP. If an objective or policy is having a significant adverse effect a variation may be considered during the lifetime of the plan. It is the responsibility of Fingal County Council to undertake the monitoring on the Development Plan.

Table 10.3 - Monitoring Programme

Strategic Environmental Objective	Draft Targets	Draft Indicators	Data Source
<b>Objective 1:</b> Preserve, protect, maintain and where appropriate restore the terrestrial, aquatic and soil biodiversity, particularly EU and nationally designated sites and protected species.	Update the Biodiversity Action Plan (2010-2015) with a clear programme for delivery of actions	Number of programmed actions achieved in Development Plan period [2017-2023]	Fingal Biodiversity Section (yearly reporting)
	Develop a Green Infrastructure Strategy within the lifetime of the Development Plan	Not available (n/a)	Fingal Biodiversity Section
<b>Objective 2:</b> Provide high quality residential, working and recreational environments with access to sustainable transport options.	Increase the number of people living and working in Fingal compared to the 2016 Census base findings	Number of people living and working in Fingal	Census 2016 and 2021 (to be calculated in line with available Census data)
	Undertake Local Area Plan for Lissenhall which outline and specify that services will be put in place in advance of residential development	n/a	Fingal Planning Department
<b>Objective 3:</b> Protect human health.	Compliance with air quality legislation	Number of breaches of air quality limits	EPA Air Quality Monitoring Annual Report (nearest stations applicable to Fingal) (yearly reporting)
	Undertake a review as per the Dublin Agglomeration Noise Action Plan (2013-2018) of the areas within Fingal identified as being exposed to high levels of noise and develop a programme of implementation of the mitigation measures within the lifetime of the Development Plan	Number of measures implemented	Fingal Planning Department (Noise Section) (yearly reporting)
<b>Objective 4:</b> Safeguard the soil resources within Fingal in recognition of the strong agricultural and horticultural base.	Higher rate of brownfield and infill development as opposed to greenfield development	Percentage of development within brownfield and infill compared to greenfield	Fingal Planning Department (yearly reporting)
<b>Objective 5:</b> Protect and where necessary improve and maintain water quality and the management of	Implementation of the Programme of Measures in the ERBD River Basin Management Plan	% increase in waters achieving and maintaining at least 'good status'	EPA and DECLG National River Basin District 2017 Programme of Measures

Strategic Environmental Objective	Draft Targets	Draft Indicators	Data Source
watercourses and groundwater, in compliance with the requirements of the Water Framework Directive objectives and measures.			(reporting in line with EPA available data)
	Comply with the recommendations of the Fingal Groundwater Protection Scheme	No. planning permissions granted in areas identified as vulnerable under Groundwater Protection Scheme	Fingal Water Department and Planning
<b>Objective 6:</b> Minimise emissions of pollutants to air associated with transport.	10% increase in the number of people using sustainable transport modes (rail, bus, cycling walking) against current 2011 Travel to Work Modes. [target also linked to objective 3]	Percentage increase in walking, cycling and public transport modes	National Travel Survey 2014, Census 2016 and Fingal Transport Department
<b>Objective 7:</b> Minimise contribution to climate change by adopting adaptation and mitigation measures.	No new high vulnerable development applications, as defined by the OPW the Planning System and Flood Risk Management Guidelines (2009), within lands that fall within the 1% AEP and 0.1% AEP	No. of high vulnerable development applications permitted within lands in the 1% AEP and 0.1% AEP	Fingal Water Department and Planning (yearly reporting)
	All new buildings to have an A3 or higher BER	Percentage of new residential buildings granted planning with A3 or higher BER	Fingal Planning and SEAI (yearly reporting)
<b>Objective 8:</b> Protect places, features, buildings and landscapes of cultural, archaeological and/ or architectural heritage from impact as a result of development in Fingal.	Develop a code of practice for the management of architectural heritage in private ownership	n/a	
<b>Objective 9:</b> Make best use of existing infrastructure and promote the sustainable development of new infrastructure to meet the needs of Fingal's population	Require all new residential planning permissions to be within 500m of bus stop and 1km of railway station.	Percentage of planning permissions within 500m of a bus stop and 1km of a railway	Fingal Planning Department (Both distances to be calculated by road and reported yearly)
	Phased development in line with wastewater capacity	Available capacity for treatment of phased development	Fingal Planning & Water Services Department (yearly reporting)
<b>Objective 10:</b> Protect and maintain the special qualities of the landscape character, including coastal character	Review and prioritise a programme of the objectives and policies within the Special Amenity Area Orders of Liffey Valley and	Number of programmed objectives and policies achieved in Development Plan period	Fingal Planning Department

Strategic Environmental Objective	Draft Targets	Draft Indicators	Data Source
within Fingal	Howth		
	Conduct a Habitat Characterisation Study in the South Shore Rush Area as detailed in the Natura Impact Report.	n/a	

## 11 CHANGES TO THE FINAL DEVELOPMENT PLAN THROUGH COUNCILLOR MOTIONS

As outlined in Chapter 2 of this document, the development of the draft Fingal Development Plan 2017-2023 involved two phases. The first phase required the preparation of the Chief Executive's draft Fingal Development Plan [4th December 2015] by Fingal's Strategic Planning Unit. The Councillors then reviewed the Chief Executive's draft Fingal Development Plan and submitted 528 motions for consideration at a series of Council meetings during January and February 2016. As a result of these meetings some changes were made which were then incorporated into the final draft Fingal Development Plan. Detailed minutes were undertaken at these Council meetings to note the outcome of each of the motions and Chief Executive's amendments and to note any changes which were agreed. RPS Environmental team reviewed all of the motions submitted in light of the potential for significant environmental effects arising from their inclusion in the draft Fingal Development Plan (DP) 2017-2023.

This chapter provides a detailed assessment of the changes undertaken in light of the changes made on foot of the Council meetings. The RPS Environmental team reviewed all of the motions submitted in light of the potential for significant environmental effects arising from their inclusion in the draft Fingal DP. A number of motions with the potential for likely significant impacts were further addressed as detailed in **Table 11.1**, which provides a summary of the motion along with an SEA/ AA response to the change.

In addition to the Councillor's motions there were a number of Chief Executive's Amendments made. All changes were screened by the SEA and AA team for likely significant effects on the environment and it was concluded that none of the Chief Executive's Amendments gave rise to significant environmental impacts.

Table 11.1 – Changes to the Fingal DP through Councillor Motions

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
	<b>WRITTEN STATEMENT</b>			
20762	That the Council, in recognition of the overall level of demand for new dwellings in the county, the preference for existing settlements to accommodate such development and the need to facilitate the provision of sustainable rural centres, increases the strategic housing allocation for the village of Naul from sixty-six units, under the current County Development Plan, to two hundred and forty dwellings.	No significant negative impacts anticipated in respect of SEA. No issues for AA. Additional units outside the Metropolitan may not be line with the core strategy and the Regional Planning Guidelines. In addition, additional units could lead to loss of greenfield lands.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20812	To undertake a study to plan for the increasing impact of storm surges on Fingal estuaries and flood impact upstream on rivers feeding into such estuaries with particular regard to towns and villages potentially impacted. Noting that sea level rise of 40cm by 2095 are projected by to lead to annual occurrence of previously 1 in a hundred year events	No significant negative impacts anticipated in respect of SEA. No issues for AA. However may already be covered by Eastern CFRAMS and FEM FRAMS studies. Provision has been identified for Objective SW13 point 3 “Early Flood Warning System”.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
21002	Ensure the residential developments, business developments and the sensitive coastal estuarine area of the Burrow is adequately protected and that any proposed development is subject to environmental assessment.	<b>SEA and AA recommends rejection.</b> The motion undermines the original meaning of the objective which was specifically aimed at recognising the ecological sensitivity and its conservation requirements. Due cognisance of same was to be taken and appropriate assessments were to be made in light of any developments in the area was to be taken. In seeking to change the objective, it refocuses the intent of the objective away from nature conservation to providing protection for residential and business as well as the sensitive coastal area.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.

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		<p>Possibly Objective SW01 and SW02 coastal protection applies for any new development that might be planned.</p> <p>With regard the protection of existing properties, it could be argued that it is covered objective under NH48 <i>“where coastal erosion is considered a threat to existing properties, explore the technical and economical feasibility of coastal adaption and coastal retreat management options”</i>.</p>		
21003	Provide for pedestrian and cycle routes, and seek to provide a public bike station between Portrane and Donabate being mindful of the impacts upon the ecological diversity around Portrane Demesne.	<p>No significant negative impacts anticipated in respect of SEA. No issues for AA.</p> <p>As this is a relatively small amendment in terms of the infrastructural requirement to an existing objective, there is no AA issue as long as all appropriate environmental assessments as per DSM02 etc. are made of any proposal. In the wider context, Objective ED57 is in place to <i>“Promote and facilitate opportunities to create an integrated pedestrian and cycle network linking key tourist destinations in the County, by advancing the proposed Fingal Coastal Way, through carrying out a route evaluation study within two years of the adoption of this Plan, ensuring a balance is achieved between nature conservation and public use and through identifying public rights of way in consultation with all relevant stakeholders, and by exploiting former rail networks for use as potential new tourist and recreational walking routes”</i>.</p>	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
21028	Prioritise the section between Baldoyle and Portmarnock where the current road design is particularly hostile to pedestrians and cyclists.	<p>No significant negative impacts anticipated in respect of SEA. No issues for AA.</p> <p>The amendment itself is not an AA issue, subject to all appropriate feasibility studies and environmental</p>	Motion Passed. Objective ED61: Promote and facilitate the development of the Fingal	No significant negative impacts in respect of SEA

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
		and Appropriate Assessments having been carried out as per ED57. The amendment merely tries to favour a particular stretch of the Fingal Coastal Way. There may be planning issues associated with the motion.	Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European sites and species protected by law and ensure the integration of the Fingal Coastal Way with other strategic trails within Dublin City and adjoining counties. <i>Prioritise the section between Baldoyle and Portmarnock where the current road design is particularly hostile to pedestrians and cyclists.</i>	and AA.
21289	Establish, within one year of the making of this development plan, a coastal monitoring programme to provide information on coastal erosion on an ongoing basis.	No significant negative impacts anticipated in respect of SEA. No issues for AA.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
21151	Promote the provision of a marine slipway for community recreational use at a suitable location along the coast-line at Portrane, for the use of sailing boats and row-boats only.	<b>SEA and AA recommends rejection.</b> Motion is considered: 1) premature in advance of findings from study arising out of Objective ED72 – <i>“Undertake a feasibility study of the Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits and requirements. As part of the study the impact on the</i>	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
		<p><i>receiving marine environment, including the coastline, will be assessed and Screening for Appropriate Assessment undertaken”.</i></p> <p>2) Given the ecological sensitivity of the area and the overlapping nature conservation designations and their qualifying features including potential negative impacts.</p> <p>3) Although the location for the new objective is only broadly identified, the general proximity to or location within European Sites and potentially within the some of the European Sites should not be allowed.</p> <p>4) The development of a marina could likely lead to increase and potentially uncontrolled disturbance on the designated sites and their qualifying interests.</p> <p>5) Despite the provision of byelaws regarding jet-skis etc., the presence of a public marina could not guarantee that the marina would not be used for the launch of jet-skis and mechanised boats.</p>		
21177	<p>Amend objective 4 to the following – To add in linking coastal link of cycleway and footpath from Donabate to Portrane and Portrane to Rush”.</p> <p><b>Objective RUSH 4</b></p> <p>Preserve and improve the coastal amenities of Rush including the creation of a coastal walkway from Rogerstown Estuary to Rush Harbour to Balleally as part of the Fingal Coastal Way subject to Screening for Appropriate Assessment.</p>	<p><b>SEA and AA recommends rejection.</b></p> <p>Motion aimed at locating specific areas is considered premature in advance of outcome of route evaluation study required of Objective ED57</p> <p><i>“Promote and facilitate opportunities to create an integrated pedestrian and cycle network linking key tourist destinations in the County, by advancing the proposed Fingal Coastal Way, through carrying out a route evaluation study within two years of the adoption of this Plan, ensuring a balance is achieved between nature conservation and public use and through identifying public rights of way in</i></p>	<p>Motion passed with the following changes made to DONABATE Objective 4:</p> <p><i>Develop a continuous network of signed pathways and cycleways as appropriate, around Donabate Peninsula linking Portrane and Donabate to Malahide and Rush via the Rogerstown and Malahide Estuaries whilst ensuring the</i></p>	<p>No significant negative impacts in respect of SEA and AA.</p>

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
		<p><i>consultation with all relevant stakeholders, and by exploiting former rail networks for use as potential new tourist and recreational walking routes".</i></p> <p>However without prioritising the areas asked for, the existing objective as written is already supplemented under a number of additional Objectives, namely:-</p> <p>NH59 <i>"Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites and species protected by law, through Screening for Appropriate Assessment, and examine the designation of traditional walking routes thereto as public rights of way"</i> and RF102 <i>"Support the provision of proposed long distance walking trails that provide access to scenic uplands, riverine and coastal features, subject to Screening for Appropriate Assessment"</i>.</p>	<p><i>protection of designated sites, and avoiding any routing along the northern boundary of Malahide Inner Estuary by virtue of its ecological sensitivity.</i></p>	
21210	<p>Undertake a study, within one year of the making of this development plan, to consider the various land use zonings in the townland of the Burrow, Portrane, with a view to ascertaining appropriate land use zoning which ensures that planning policy in the Burrow takes into consideration:</p> <ul style="list-style-type: none"> <li>• The dynamic nature of coastal processes and the predicted impacts of climate change in the proper planning and sustainable development of this sensitive coastal estuarine area;</li> <li>• The desire of local people born and reared in the</li> </ul>	<p>No significant negative impacts anticipated in respect of SEA. No issues for AA.</p> <p>From a planning perspective, some of the points seem more appropriate for rural areas rather than urban e.g. desire to ensure locals can remain in an areas as families grow up. The further expansion of serviced sites and one off housing within the poorly understood and ecologically sensitive area should not be considered.</p> <p>The findings of the study if accepted might potentially result in some lands being considered</p>	<p>Managers Recommendation Accepted and no changes were made to the draft Fingal DP.</p>	<p>No significant negative impacts in respect of SEA and AA.</p>

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
	<p>Burrow who wish to be able to afford to live, and bring up their own families, in the local area;</p> <ul style="list-style-type: none"> <li>• The possibility of designating appropriate locations for serviced sites in the wider locality which will serve to meet local people’s needs for house sites on which they can develop affordable individual “one-off houses”, and for which the council can facilitate land-swops;</li> <li>• The various important Fingal Ecological Network designations on and adjacent to the Burrow, namely: Special Area of Conservation, Special Protection Area, proposed Natural Heritage Area, Ramsar, Statutory Nature Reserve, Annex 1 habitat, Flora protection order (1999) site, Fingal rare flora site, ecological buffer zone;</li> </ul> <p>And that the report’s recommendations be implemented.</p>	<p>inappropriately zoned. It should be noted that correction is required in relation to Flora Protection Order (1999), as it should read Flora Protection Order 2015.</p>		
21249	<p>To provide for coastal walkway/cycleway connecting Rush via Rogerstown to Portrane and Donabate.</p>	<p><b>SEA and AA recommends rejection.</b></p> <p>Premature to identify specific locations in advance of outcome of route evaluation study required of Objective ED57 <i>“Promote and facilitate opportunities to create an integrated pedestrian and cycle network linking key tourist destinations in the County, by advancing the proposed Fingal Coastal Way, through carrying out a route evaluation study within two years of the adoption of this Plan, ensuring a balance is achieved between nature conservation and public use and through identifying public rights of way in consultation with all relevant stakeholders, and by exploiting former rail networks for use as potential new tourist and recreational walking routes”</i>. However without</p>	<p>Managers Recommendation Accepted and no changes were made to the draft Fingal DP.</p>	<p>No significant negative impacts in respect of SEA and AA.</p>

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
		<p>prioritising the areas asked for, the objective as written is already supplemented under a number of additional Objectives ,namely:-</p> <p>NH59 <i>“Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites and species protected by law, through Screening for Appropriate Assessment, and examine the designation of traditional walking routes thereto as public rights of way”</i> and RF102 <i>“Support the provision of proposed long distance walking trails that provide access to scenic uplands, riverine and coastal features, subject to Screening for Appropriate Assessment”</i>.</p>		
21266	To provide for Coastal walkway/cycleway connecting Portrane to Donabate and Rush via Rogerstown.	<p><b>SEA and AA recommends rejection.</b></p> <p>Premature to identify specific locations in advance of outcome of route evaluation study required of Objective ED57 <i>“Promote and facilitate opportunities to create an integrated pedestrian and cycle network linking key tourist destinations in the County, by advancing the proposed Fingal Coastal Way, through carrying out a route evaluation study within two years of the adoption of this Plan, ensuring a balance is achieved between nature conservation and public use and through identifying public rights of way in consultation with all relevant stakeholders, and by exploiting former rail networks for use as potential new tourist and recreational walking routes”</i>.</p>	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
		<p>However without prioritising the areas asked for, the objective as written is already supplemented under a number of additional Objectives, namely:- NH59 <i>“Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites and species protected by law, through Screening for Appropriate Assessment, and examine the designation of traditional walking routes thereto as public rights of way”</i> and RF102 <i>“Support the provision of proposed long distance walking trails that provide access to scenic uplands, riverine and coastal features, subject to Screening for Appropriate Assessment”</i>.</p>		
21270	<p>To promote the provision of a marine slipway for community recreational use at a suitable location along Portrane shore, for the use of sailing boats and row-boats only.</p>	<p><b>SEA and AA recommends rejection.</b>            Motion is considered:            1) premature in advance of findings from study arising out of Objective ED72 – <i>“Undertake a feasibility study of the Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits and requirements. As part of the study the impact on the receiving marine environment, including the coastline, will be assessed and Screening for Appropriate Assessment undertaken”</i>.            2) Given the ecological sensitivity of the area and the overlapping nature conservation designations and their qualifying features including potential negative impacts.</p>	<p>Managers Recommendation Accepted and no changes were made to the draft Fingal DP.</p>	<p>No significant negative impacts in respect of SEA and AA.</p>

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
		<p>3) Although the location for the new objective is only broadly identified, the proximity of the area to European Sites and potentially within the some of the European Sites should not be allowed.</p> <p>4) The development of a marine slipway could lead to increased and potentially uncontrolled disturbance on the designated sites and their qualifying interests.</p> <p>5) Despite the provision of byelaws regarding jet-skis etc., the presence of a public marina could not guarantee that the marina would not be used for the launch of jet-skis and mechanised boats.</p>		
21272	To facilitate mains sewage infrastructure on the eastern side of the peninsula including the three local golf clubs, hotel and residential areas.	<p><b>SEA and AA recommends rejection.</b></p> <p>The extent of the proposal along the eastern side of the peninsula (which is for a considerable part occupied by gold courses) has not been defined. It is considered that any development would likely be located adjacent to if not within the Malahide Estuary SAC. The potential disturbance to Annex I habitats including the priority Annex Fixed Dunes would be inappropriate in light of the requirements of the Habitats Directive.</p>	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
21283	Development at South Beach and North Beach of beach infrastructure to include road access, car parking, lighting and seating, picnic facilities.	<p><b>SEA and AA state that motion needs to be revised to be acceptable.</b></p> <p>The extent of any development will be subject to:</p> <ol style="list-style-type: none"> <li>1) Adherence to normal planning procedure - DMS02 <i>“Ensure Local Authority development proposals are subject to environmental assessment, as appropriate, including Screening for Appropriate Assessment and Environmental Impact Assessment.”</i></li> <li>2) Clarification that any proposed facilities be</li> </ol>	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
		<p>planned around existing facilities (carpark or amenity grasslands) exist rather than undeveloped or dune habitats. The extent of any such developments should not be excessive, bearing in mind that undue disturbance could negatively impact upon parts of the site that are designated for conservation purposes.</p> <p>3) Should not allow for Additional lighting save for Health &amp; Safety requirements.</p> <p>4) Clarification that no on-beach parking be provided.</p> <p>5) Clarification that no coastal protection works be planned for at north beach in areas identified by.</p>		
21291	To promote and encourage a marina facility to service the town of Rush in order to enhance both the visitor experience and amenities in this area.	<p><b>AA and SEA recommends rejection.</b></p> <p>The proposed motion is less onerous than current objective in CE Written Statement in terms of carrying out feasibility study and for the fact that it completely overlooks the potential adverse impacts upon European Sites.</p> <p>It is premature in light objective ED72 <i>“Undertake a feasibility study of the Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits and requirements. As part of the study the impact on the receiving marine environment, including the coastline, will be assessed and Screening for Appropriate Assessment undertaken.”</i></p> <p>N.B. In Chief Executives draft Written Statement, existing RUSH 13 needs to be amended to read <i>“.....the Fingal coastline (Objective ED72)”</i>.</p>	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
20667	New Objective added to page 265 at the end of section River Valley Canal Character Type - That the Council in co -operation with Waterways Ireland seek to develop the Clonsilla stretch of the Royal Canal for recreational Tourism use whilst protecting the ecology and biodiversity of the area.	No significant negative impacts anticipated in respect of SEA. No issues for AA.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
20668	New Objective NH57A –“Prioritise the redevelopment of our harbours to included the facilitation of Water sports, the use of small craft enhance the local Tourism potential of these areas.	<b>SEA and AA recommends rejection.</b> Harbour development is already covered by objective ED68 “Support the existing diverse nature of the marine sector in Fingal, and identify and promote sustainable growth opportunities, while protecting European sites. This shall be achieved through engagement and partnership with the relevant agencies, sectoral representatives and local communities”, and Objective ED69 “Develop a strategy for the future development of harbours in Fingal to service the seafood industry with key stakeholders and all interested parties. The Strategy will be subject to Screening for Appropriate Assessment and SEA”.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
20930	Add to Tourism Section (6.9) the following new headed paragraph. "To facilitate and support the wider plan to develop a greenway along the length of the Royal Canal from Dublin City to the Shannon and later to Galway.	<b>SEA and AA recommends rejection.</b> For a significant section of greenway development a feasibility study would be required to ensure necessary environmental impacts are quantified and in-combination issues are addressed.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
20941	Add new Objective ED63 - “Promote and facilitate the development of the Royal Canal Greenway from the boundary with Dublin City Council at Ashtown to the boundary with Kildare County Council taking full account of the need to protect environmentally sensitive areas along this stretch such as the ‘Deep Sinking’ and to avoid significant	<b>SEA and AA recommends rejection.</b> For a significant section of greenway development a feasibility study would be required to ensure necessary environmental impacts are quantified and in-combination issues are addressed.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
	adverse impacts on European site and species protected by law and ensure the integration of the Royal Canal Greenway with other strategic trails in Fingal and in adjoining local authorities”.			
21040	P. 218 Delete Objective WT04 – “Investigate the potential for the provision of temporary wastewater treatment facilities for new developments where a permanent solution has been identified but not yet implemented and where the provision of such a facility is environmentally sustainable, meets the requirements of the Habitats Directive, and is in accordance with the recommendations of the EPA and where adequate provision has been made for its maintenance.”	No significant negative impacts anticipated in respect of SEA. No issues for AA.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
21041	P.218 Amend - Objective WT04 – “Investigate the potential for the provision of temporary wastewater treatment facilities for new developments where a permanent solution has been identified but not yet implemented and where the provision of such a facility is environmentally sustainable, meets the requirements of the Habitats Directive, and is in accordance with the recommendations of the EPA and where adequate provision has been made for its maintenance.” to Objective WT04 – “Investigate the potential for the provision of temporary wastewater treatment facilities where a permanent solution has been identified but not yet implemented and where the provision of such a facility is environmentally	<b>SEA and AA recommends rejection.</b> The deletion of reference ‘for new developments’, increases unsustainable infrastructural development. See 21040 which has no significant SEA or AA issue with removal of the objective.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
	sustainable, meets the requirements of the Habitats Directive, and is in accordance with the recommendations of the EPA and where adequate provision has been made for its maintenance.”			
21099	That this Council recommends as it is recognised that technological development in terms of energy and solar technologies are advancing at a rapid pace. In addition the climate changes that are taking place require a new and renewed focus to addressing the challenges that are posted by climate change. It is recommended that solar technologies as a renewable energy source be included as a permitted use for Green Belt zoning within the Fingal Development Plan 2017-2023 in line with Government targets that have been mapped out in the White Paper on energy.	<b>SEA and AA recommends rejection.</b> The development of solar technologies will be facilitated by objective EN02 to “Undertake a Local Authority Renewable Energy Strategy” and EN03 “Encourage and facilitate the development of renewable energy sources, optimising opportunities for the incorporation of renewable energy in large scale commercial and residential development”.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
21216	Insert New Objective (Rush) – “To ensure a continuation of the Greenway walk and cycle path from Sutton through Donabate to Balleally Public Park on to Rogerstown, Rush via The Ramparts, Rush”.	<b>SEA and AA recommends rejection.</b> There are existing objectives, ED57, NH59 and DMS02 to facilitate coastal routes which aim to identify and facilitate such infrastructure.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
21235	Insert a New Objective (Rush) – “To provide for picnic facilities in the Rogertown Park area to enhance the amenity facilities in the area”.	No significant negative impacts anticipated in respect of SEA. No issues for AA. Any proposal for Rogerstown Park will be subject to DSM02.	Managers Recommendation Accepted that a new Objective RUSH X be inserted into the draft Fingal DP to state “ <i>Prepare a landscape plan to restore, enhance and maximise the amenity potential of Rogerstown Park</i> ”.	No significant negative impacts in respect of SEA and AA.
21253	New Objective-Implement and progress the Public Realm strategy for Donabate Beach in order to	<b>SEA and AA recommends rejection.</b> Due to the location of Donabate beach within a	Managers Recommendation Accepted and no changes	No significant negative

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
	enhance both the visitor experience and amenities in this area.	European site a public realm strategy could have a significant impact on the SAC and SPA.	were made to the draft Fingal DP.	impacts in respect of SEA and AA.
	<b>Map Zoning Motions</b>			
20525	Fingal County Council resolves that the lands at Rathbeale, Swords, Co. Dublin as outlined in red on the attached map and signed by proposer for identification purposes be zoned Objective 'RA' - Residential Area. 'Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.' in the Draft Fingal Development Plan 2017-2023.	<b>SEA and AA recommends rejection.</b> There would be a loss of greenfield lands and as the site is some distance from the town commuting would potentially not facilitate sustainable transport.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20901	This Council resolves that the site outlined in red on the attached map have the objective for a Local area Plan (LAP) removed and replaced by an objective to make the site subject to a masterplan.	<b>SEA and AA recommends rejection.</b> The LAP provides the appropriate statutory framework for proper planning of the area and would be subject to SEA and AA Screening. In addition, the SFRA has identified flooding on these lands.	Managers Recommendation Accepted (Delete LAP symbol and replace with Masterplan symbol. Also change written statement accordingly on page 105 & 106.)	No significant negative impacts in respect of SEA and AA, however, it is recognised that there are flooding issues currently on sections of the lands and this will need to be addressed by a masterplan through the detailed flood risk assessment. Screening for

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				AA of the masterplan will have to be undertaken.
20917	To Insert a new map based Local Objective at Ballykea to provide for a railway station. See attached map.	No significant negative impacts anticipated in respect of SEA. No issues for AA. The development of a railway at this location would not facilitate sustainable communities.	Managers Recommendation Accepted. New Local Objective added "New LO: Facilitate, in consultation with Iarnród Éireann, the provision of a railway station at Ballykea".	No significant negative impacts in respect of SEA and AA.
21098	Request for re-zoning of lands outlined in red in the map attached from 'HA' to "RS"	<b>SEA and AA recommends rejection.</b> The loss of high amenity lands would have a negative impact on the environment. In addition the lands are adjacent to a soft coastline and would be susceptible to coastal erosion.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
21105	Request for re-zoning of lands outlined in red in the map attached from "HA" to RS	<b>SEA and AA recommends rejection.</b> The loss of high amenity lands would have a negative impact on the environment. In addition the lands are adjacent to a soft coastline and would be susceptible to coastal erosion.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20886	This council resolves that the land outlined in red on the attached map be zoned RV (Rural Village) in the interest of sustainable development of the area.	<b>SEA and AA recommends rejection.</b> Altering the zoning from rural cluster (RC) to rural village (RV) would increase the population within the village and could lead to pressure on services and infrastructure in the rural hinterland.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20646	That the lands outlined in red on the accompanying map be zoned RV from RU to create a sustainable and viable village at Ballymadun. The area within the red line comprises of an area of 7.63 Ha.	<b>SEA and AA recommends rejection.</b> Altering the zoning from rural cluster (RC) to rural village (RV) would increase the population within the village and could lead to pressure on services and infrastructure in the rural hinterland.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
20547	This council resolves that the land outlined in red on the attached map, be zoned RS and subject to a subsequent Master Plan.	<b>SEA and AA recommends rejection.</b> There is already an existing LAP for Rivermeade and all zoning should be in line with this LAP which outlines residential development at this location.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20700	That the lands outlined in red on the accompanying map be zoned 'RV' to create a sustainable and viable village at Ballymadun.	<b>SEA and AA recommends rejection.</b> Altering the zoning from rural cluster (RC) to rural village (RV) would increase the population within the village and could lead to pressure on services and infrastructure in the rural hinterland.	Motion fell.	No significant negative impacts in respect of SEA and AA.
20469	That the lands outlined in red be included in the Foodpark zoning for this existing foodpark complex.	<b>SEA and AA recommends rejection.</b> There would be a loss of greenfields lands and there is current capacity within the existing foodpark zoning.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20410	That the lands outlined in red be zoned GE to provide small enterprise units at this metropolitan village location serviced by good public transport and services.	<b>SEA and AA recommends rejection.</b> The change of zoning to RS would incur a loss of greenfield lands.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20401	That the foodpark zoning be extended to the lands outlined in red to allow for the further development of this existing food park facility.	<b>SEA and AA recommends rejection.</b> There would be a loss of greenfields lands and there is current capacity within the existing foodpark zoning.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20464	That the Foodpark zoning be extended to the lands outlined in red to allow for the further development and efficient and safe layout of this existing food park facility that currently is employing over 400 staff.	<b>SEA and AA recommends rejection.</b> There would be a loss of greenfield lands and there is current capacity within the existing foodpark zoning.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20468	To extend foodpark zoning to include the site outlined in red.	<b>SEA and AA recommends rejection.</b> There would be a loss of greenfield lands and there	Motion withdrawn.	No significant negative

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
		is current capacity within the existing foodpark zoning.		impacts in respect of SEA and AA.
20412	That the site outlined in red be zoned GE.	<b>SEA and AA recommends rejection.</b> The change of zoning to RS would incur a loss of greenfield lands.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20640	Change lands at Kinsealy Lane, Malahide, Co Dublin to be zoned Objective RS - Provide for residential development and protect and improve residential in the Draft Fingal Development Plan 2017-2023.	<b>SEA and AA recommends rejection.</b> The change of zoning to RS would incur a loss of greenfield lands and in addition there would be an increase in the population within village.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20655	That the lands zoned RC and outlined in red on the accompanying map be zoned RV.	<b>SEA and AA recommends rejection.</b> Altering the zoning from rural cluster (RC) to rural village (RV) would increase the population within the village and could lead to pressure on services and infrastructure in the rural hinterland.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20742	That the lands outlined in red on the attached map be rezoned from Objective OS to Objective CI – provide for and protect civic, religious, community, education, health care and social infrastructure.	<b>SEA and AA recommends rejection.</b> A change of lands to CI would incur loss of greenfield lands for the area.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20887	This council resolves that the land outlined in red on the attached map be zoned RV (Rural Village) in the interest of sustainable development of the area.	<b>SEA and AA recommends rejection.</b> Altering the zoning from rural cluster (RC) to rural village (RV) would increase the population within the village and could lead to pressure on services and infrastructure in the rural hinterland.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20891	That the lands outlined in red on the attached map be zoned RV for inclusion in the Coolquay village.	<b>SEA and AA recommends rejection.</b> The SFRA indicates that the proposed lands are within an area liable to flooding and therefore a justification test would be required for these lands.	Motion withdrawn.	No significant negative impacts in respect of SEA

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
				and AA.
21069	Amend the zoned lands at Flemington, Balbriggan, Co Dublin as outlined in the attached map to provide for residential development at a density of 10 units per acre (25 units per hectare).	No significant negative impacts anticipated in respect of SEA. No issues for AA. The motion would allow for higher density development at the site and as the site is already zoned there is a current loss of greenfield lands.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20985	That the lands located at Lusk, circa 15.2ha, outlined in red on the accompanying map be zoned RS.	<b>SEA and AA recommends rejection.</b> Changing the lands to RS would incur loss of greenfield land. In addition, Lusk lies within the hinterland and additional residential development would not be in line with the RPG split.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20526	Fingal County Council resolves that the lands at Mountgorry, Malahide Road, Swords, Co. Dublin as outlined in blue on the attached map be zoned Objective 'RA' - Residential Area: 'provide for new residential communities subject to the provision of the necessary social and physical infrastructure'. in the Draft Fingal Development Plan 2017-2023.	<b>SEA and AA recommends rejection.</b> The zoning of RA would incur loss of greenfield lands which are currently greenbelt lands and have a higher protection in relation to what development can occur. The lands are in proximity to Malahide Estuary SAC and SPA which could put additional pressure on the European Site.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
21278	Add New Objective Donabate – “To designate the outlined area on the Portrane Road as Green Belt to facilitate the rural community on this part of the Peninsula”.	<b>SEA and AA recommends rejection.</b> The altering of the zoning from HA to GB would facilitate development which would lead to loss of greenfield lands. In addition, the lands are in proximity to Rogerstown Estuary which is an SAC and SPA.	Motion withdrawn.	No significant negative impacts in respect of SEA and AA.
20751	Insert the following map based local objective: "Undertake a study which will examine and provide for the potential future tourism and recreational uses of the Abbeville Demesne, with the nature and extent of the uses to be determined primarily by the need to conserve the	No significant negative impacts anticipated in respect of SEA. No issues for AA.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.

Fingal ID for Councillor Motion	Summary of Council Motion	SEA and AA Response	Council Meeting Outcome	SEA/ AA Response
	house and its surroundings, which are of major architectural importance, and the special landscape character and heritage features of the demesne."			
21060	Reinstate objective 396 – “Create a riverside walkway in Portmarnock from the estuary to the Sluice marsh area and extend westwards to Old Portmarnock and northwards to Portmarnock”	No significant negative impacts anticipated in respect of SEA. No issues for AA. Screening for AA would be required for a riverside walkway.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
21285	Preserve and improve the coastal amenities of Rush including *(both) the creation of a coastal walkway.....Screening for Appropriate Assessment. *(and the development at the South beach and North beach of beach infrastructure to include road access, car parking, lighting, seating and picnic facilities.)	<b>SEA and AA recommends rejection.</b> There are existing objectives, ED57, NH59 and DMS02 to facilitate coastal amenities.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.
21292	Objective RUSH 13 – “That the development of a marina in Rush should be examined in other locations if the Rogerstown location is deemed infeasible”.	<b>SEA and AA recommends rejection.</b> Motion is already covered by the feasibility study to examine potential sites along the Fingal coastline under objective ED72.	Managers Recommendation Accepted and no changes were made to the draft Fingal DP.	No significant negative impacts in respect of SEA and AA.

## 12 NEXT STEPS

There is still some important work to complete before the Fingal DP can be adopted. The next step in the SEA/ AA and Fingal DP process will be a public consultation period. During this time public comment on the findings of the SEA Environmental Report, the AA Screening Report, the Natura Impact Report and the content of the Fingal DP may be submitted for consideration.

Following the consultation period the submissions received will be recorded and assessed by the Fingal DP team and the comments taken onboard. As appropriate, changes may be made to the Fingal DP in light of the comments received.

On adoption of the Fingal DP [2017-2023] an SEA Statement will be produced which will provide information on the decision-making process and to document how environmental considerations, the views of consultees and the recommendations of the SEA Environmental Report have been taken into account in the Fingal DP.



# Draft Fingal Development Plan 2017-2023

## Strategic Environmental Assessment – Environmental Report - Appendices

The development of the draft Fingal Development Plan 2017-2023 involved two phases. The first phase required the preparation of the Chief Executive's draft Fingal Development Plan [4th December 2015] by Fingal's Strategic Planning Unit. The Councillors then reviewed the Chief Executive's draft Fingal Development Plan and submitted 528 motions for consideration at a series of Council meetings during January and February 2016. As a result of these meetings some changes were made which were then incorporated into the final draft Fingal Development Plan. Detailed minutes were undertaken at these Council meetings to note the outcome of each of the motions and Chief Executive's amendments and to note any changes which were agreed. RPS Environmental team reviewed all of the motions submitted in light of the potential for significant environmental effects arising from their inclusion in the draft Fingal Development Plan 2017-2023.

Chapters 2-10 of the SEA Environmental Report comprise an assessment of the Chief Executive's Draft Fingal Development Plan [4th December 2015], while Chapter 11 provides a detailed assessment of the changes undertaken in light of the changes made on foot of the Council meetings held from 15<sup>th</sup> January – 5<sup>th</sup> February 2016.

Appendix A of the SEA Environmental Report is relevant to both the Chief Executive's draft Fingal DP and the Final draft Fingal Development Plan, while Appendix B is solely related to the Chief Executive's draft Fingal Development Plan [4th December 2015].

## **APPENDIX A**

### **Relevant Plans, Programmes and Policies**

### Review of International Level Plans, Programmes and Policies

Topic	Title	Summary of Objectives
Biodiversity	UN Convention on Biological Diversity (1992)	Objectives include the maintenance and enhancement of biodiversity. The formulation of the Plan should have regard to these objectives where possible and aim to minimise impacts on biodiversity. Impacts of the plan on biodiversity would primarily be at a site level (i.e. the location of a particular commercial facility, etc.); however the favouring of development that carries a lower risk of damage to biodiversity could be emphasised in the plan.
	Ramsar Convention on Wetlands of International Importance (1971 and amendments)	Objectives include protection and conservation of wetlands, particularly those of importance to waterfowl as Waterfowl Habitat.
Climate Change	UN Kyoto Protocol, The United Nations Framework Convention on Climate Change (UNFCCC) (Kyoto, 1997)	Objectives seek to alleviate the impacts of climate change and reduce global emissions of greenhouse gases (GHGs). The formulation of the Plan should give regard to the objectives and targets of Kyoto and aim to reduce GHG emissions from the management of residential and commercial development. Harnessing energy from natural resources could be considered to reduce overall GHG emissions.
Cultural Heritage	Convention for the Protection of the Archaeological Heritage of Europe (revised) (Valletta, 1992)	Objective is to protect the archaeological heritage as a source of the European collective memory and as an instrument for historical and scientific study.
	Convention for the Protection of the Architectural Heritage of Europe (Granada, 1985)	Objectives seek to provide a basis for protection of architectural heritage and are a means for proclaiming conservation principles, including a definition of what is meant by architectural heritage, such as monuments, groups of buildings and sites. The Convention also seeks to define a European standard of protection for architectural heritage and to create legal obligations that the signatories undertake to implement.
	World Heritage Convention United Nations Convention Concerning the Protection of the World Cultural and Natural Heritage (Paris, 1972)	Objectives seek to ensure the identification, protection, conservation, presentation and transmission to future generations of the cultural and natural heritage and ensure that effective and active measures are taken for these.
Human Health/Air	World Health Organisation (WHO) Air Quality Guidelines (1999) and Guidelines for Europe (1987)	Objectives seek the elimination or minimisation of certain airborne pollutants for the protection of human health.
	Stockholm Convention (2001)	Objectives seek to protect human health and the environment from persistent organic pollutants (POPs).

## Review of European Level Plans, Programmes and Policies

Topic	Title	Summary of Objectives
Air/Noise	Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and Fourth Daughter Directive (2004/107/EC)	The CAFE Directive was published in May 2008 and replaces the Air Framework Directive and the First, Second and Third Daughter Directives. The Fourth Daughter Directive will be included in CAFE at a later stage. Objectives seek to prevent and reduce air pollution and impacts on human health from air pollution. The policies and objectives of the Fingal Development Plan should have regard to these objectives and should aim to prevent such pollution and promote a scenario that would minimise the emission of the pollutants regulated under the directive(s).
	Industrial Emissions Directive (IED) (2010/75/EU)	The IED is the successor of the IPPC Directive. The Directive was transposed onto Irish law under the Industrial Emissions Regulations S.I. 138/2013. Objectives seek the reduction and control of emissions to the atmosphere arising from industrial activities through established permit procedures and the requirements for discharges (integrated pollution prevention and control (IPPC)).
	Environmental Noise Directive (END) (2002/49/EC)	Objectives seek to limit the harmful effects to human health from environmental noise. High levels of traffic noise especially can have a detrimental effect on the quality of life. There are localised noise sources, in Fingal including the M1 and Dublin Airport. On foot of the Directive, the four local authorities within the agglomeration of Dublin have prepared a Noise Action Plan, including noise maps for the Dublin Agglomeration. The Noise Action Plan is being revised for the period 2013-2018. The formulation of the draft Plan should have regard to the objectives of the directive and the Noise Action Plan.
Biodiversity	EU Biodiversity Strategy to 2020	Relevant to the draft Plan is the EU Biodiversity Strategy, which aims to prevent and eliminate the causes of biodiversity loss and maintain and enhance current levels of biodiversity. The EU strategy has six main targets which focus on: full implementation of EU nature legislation; better protection for ecosystems and more use of green infrastructure; more sustainable agriculture and forestry; more sustainable fisheries; tighter controls on invasive alien species; and a greater contribution to averting global biodiversity loss.
	Conservation of Natural Habitats and of Wild Flora and Fauna (Habitats) Directive (92/43/EEC)	Objectives seek to prevent and eliminate the causes of habitat loss and maintain and enhance current levels of biodiversity. There are a number of SACs within the Fingal Development Plan area including Rogerstown Estuary and North Dublin Bay which have been designated for species and habitats of nature conservation importance. The draft Plan should seek to protect these designated areas and species.
	Conservation of Wild Birds (Birds) Directive (79/409/EEC)	The Directive was transposed into Irish law under the Birds and Habitats Regulations S.I. 477/2011 (as amended). Objectives seek to prevent and eliminate the causes of bird species loss and maintain and enhance current levels of biodiversity. The Fingal coast is especially important for its bird life. For example, Rogerstown Estuary holds internationally important numbers of Brent Geese and Lambay Island is internationally important for its breeding seabirds such as Guillemots, Razorbills and Kittiwakes. The draft Plan should seek to protect these designated areas and species.

Topic	Title	Summary of Objectives
	Freshwater Fish Directive (2006/44/EC)	Objectives seek to protect those fresh water bodies identified by Member States as waters suitable for sustaining fish populations. For those waters it sets physical and chemical water quality objectives for salmonid waters and cyprinid waters. Important rivers within the Fingal Development Plan area include the Tolka, the Liffey, and the Delvin. The draft Plan should seek to protect these rivers.
Sustainable Development	EU Common Agricultural Policy	Aims to provide farmers with a reasonable standard of living, consumers with quality food at fair prices and to preserve rural heritage. With increased development pressure from urban areas, protection of rural communities and agricultural enterprise must be a consideration of the Plan.
	Seventh Environmental Action Programme to 2020 of the European Community	Objectives seek to make the future development of the EU more sustainable. The formulation of the Plan should have regard to these objectives. Establishes the key EU “thematic strategies” (see EU waste strategy environment and health strategy and biodiversity strategy). The SEA will addresses direct and indirect impacts on land use and the environment.
	SEA Directive (2001/42/EC)	Under the SEA Directive, the Fingal Development Plan requires an SEA. The SEA Directive was transposed onto Irish law under S.I. 436/2004, as amended in 2011. The draft Plan must take into account protection of the environment and integration of the Plan into the sustainable planning of the county as a whole.
	EIA Directive (85/337/EEC), as amended by Directive 97/11/EC	The EIA Directive was transposed onto Irish law under S.I. 349/1989 (as amended). The Directive’s objective is to require Environmental Impact Assessment of the environmental effects of those public and private projects, which are likely to have significant effects on the environment. Development in Fingal will be subject to the EIA Directive.
	Second European Climate Change Programme (ECCP II) 2005	The objectives seek to develop the necessary elements of a strategy to implement the Kyoto Protocol. The Fingal Development Plan should have regard to these objectives and ensure that development in the county takes account of not only impacts from climate change but also any contribution to climate change.

Topic	Title	Summary of Objectives
Water	Water Framework Directive (2000/60/EC)	<p>The Water Policy Regulations (S.I. 722/2003), Environmental Objectives (Surface Water) Regulations (S.I. 272/2009) and Groundwater Regulations (S.I. 9/ 2010) govern the shape of the WFD characterisation, monitoring and status assessment programmes in terms of assigning responsibilities for the monitoring of different water categories, determining the quality elements and undertaking the characterisation and classification assessments.</p> <p>The Surface Waters Regulations institute a wide-ranging set of environmental standards for Irish surface waters. The Groundwater Regulations establish environmental objectives to be achieved in groundwater bodies and include groundwater quality standards and threshold values for the classification of groundwater and the protection of groundwater against pollution and deterioration in groundwater quality.</p> <p>WFD objectives overall seek to maintain and enhance the quality of all surface waters in the EU. The formulation of the draft Plan should have regard to these objectives where possible. The assessment of potential impacts on water quality needs to be considered in the context of the WFD and the River Basin Management Plan and Programme of Measures for the Eastern River Basin district which lays out the objectives for all waters within Fingal. It is noted the next cycle of River Basin Management Plans is due in 2017. While Fingal County Council has applied for derogation for some rivers, the draft Plan objectives should strive to improve water status for the surface water bodies in its functional area.</p>
	Marine Strategy Framework Directive (2008/56/EC)	<p>The Marine Strategy Framework Directive (MSFD) was transposed onto Irish law under the Marine Strategy Framework Regulations S.I. 249/2011. The aims are to protect the marine environment across Europe through achieving and maintaining good environmental status of marine waters by 2020, and acts as complimentary legislation to the WFD. To achieve this goal the directive has set out marine regions; Ireland falls within the North-east Atlantic Ocean Region and for the purposes of the MSFD Ireland is required to produce a Marine Strategy, preparation of which is underway. The first phase of work and public consultation has been completed and involved the assessment and characterisation of Ireland's marine waters. The next phase will involve the drafting of a programme of measures and the eventual implementation of environmental targets. The Irish Marine Strategy will ensure there is a system in place for managing human activities and to achieve and maintain good status of marine waters.</p>
	Floods Directive (2007/60/EC)	<p>The Floods Directive applies to river basins and coastal areas at risk of flooding. The directive was transposed into Irish law by the European Communities (Assessment and Management of Flood Risks) Regulations (S.I. 122/2010). The Regulations set out the responsibilities of the OPW and other public bodies in the implementation of the Directive. With trends such as climate change and increased domestic and economic development in flood risk zones, this poses a threat of flooding in coastal and river basin areas. Fingal is vulnerable to adverse effects from changes in the occurrence of severe rainfall events and associated flooding of the County's rivers combined with small changes in sea level. The Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS) has found that there are records of at least 141 historic flood events in the study area since the 1940s.</p>

Topic	Title	Summary of Objectives
	Bathing Water Directive (2006/7/EC)	The Directive was transposed onto Irish law under the Bathing Water (Amendment) Regulations S.I. 79/2008. The overall objective of the revised directive remains the protection of public health whilst bathing, but it also offers an opportunity to improve management practices at bathing waters and to standardise the information provided to bathers across Europe. Given the extent of coastal areas within Fingal, bathing waters are an important resource for the county and include beaches along Sutton, Malahide, Donabate, Portmarnock, Portrane, Rush, Loughshinny, Skerries and Balbriggan. It is therefore essential that the standards within the Bathing Water Directive are adhered to.
	Groundwater Directive (2006/118/EC)	The Environmental Objectives (Groundwater) Regulations S.I. 9/2010 was transposed into Irish Law and gives effect to the Groundwater Directive. Objectives seek to maintain and enhance the quality of all groundwaters in the EU. The formulation of the draft Plan should have regard to these objectives.
	Shellfish Waters Directive (2006/113/EC)	<p>This Directive aims to protect or improve shellfish waters in order to support shellfish (bivalve and gastropod molluscs) life and growth, thereby contributing to the high quality of shellfish products directly edible by man. This Directive was transposed into legislation in Ireland by the European Communities (Quality of Shellfish Waters) Regulations 2006 (S.I. 268/2006), which were subsequently amended by the European Communities (Quality of Shellfish Waters) (Amendment) Regulations 2009 (S.I. 55/2009).</p> <p>The Directive requires Member States to designate those waters which need protection or improvement in order to support shellfish and sets out physical, chemical and microbiological water quality requirements that designated shellfish waters must either comply with ('mandatory' standards) or endeavour to meet ('guideline' standards). The Directive also requires Member States to establish programmes in order to reduce pollution.</p>
	Drinking Water Directive (80/778/EEC) as amended by Directive 98/83/EC	The primary objective is to protect the health of the consumers in the European Union and to make sure drinking water is wholesome and clean. The primary source of Fingal's water is the Leixlip Treatment plant on the River Liffey. The draft Plan must have regard to ensuring adequate and clean water is available for all existing and planned developed within the county. This has relevance to population and human health in particular. New drinking water regulations also came into force in 2014 - the Drinking Water Regulations S.I. 122/2014. These regulations provide the EPA with supervisory powers for public water supplies.
	Urban Wastewater Treatment Directive (91/271/EEC), as amended by Directive 98/15/EEC	The Directive was transposed into Irish law by the Urban Wastewater Treatment Regulations (S.I. 254/2001). The primary objective is to protect the environment from the adverse effects of discharges of urban wastewater, by the provision of urban wastewater collecting systems (sewerage) and treatment plants for urban centres. The Directive also provides general rules for the sustainable disposal of sludge arising from wastewater treatment. Wastewater treatment capacity is a key issue for the future development of Fingal as it has the potential to effect population, human health and biodiversity with the county.

Topic	Title	Summary of Objectives
	Sewage Sludge Directive (86/278/EEC)	The Directive is given effect in Irish law by the Waste Management (Use of Sewage Sludge in Agriculture) (Amendment) Regulations (S.I. 267/2001). The objective of the directive is to encourage the use of sewage sludge in agriculture and to regulate its use in such a way as to prevent harmful effects on soil, vegetation, animals and man. To this end, it prohibits the use of untreated sludge on agricultural land unless it is injected or incorporated into the soil.
	Nitrates Directive (91/676/EEC)	The Nitrates Regulations 2010, as amended by S.I. 31/2014 gives legal effect in Ireland to Directive 91/676/EEC concerning the protection of waters against pollution caused by nitrates from agricultural sources (the Nitrates Directive). The directive has the objective of reducing water pollution caused or induced by nitrates from agricultural sources. Under the regulations, sewage sludge is considered a fertiliser under the definitions of the regulations: “fertiliser” means any substance containing nitrogen or phosphorus or a nitrogen compound or phosphorus compound utilised on land to enhance growth of vegetation and may include livestock manure, the residues from fish farms and sewage sludge. The Nitrates Regulations provide for the mandatory implementation of agricultural measures for protecting surface and groundwater quality by all Irish farmers. The measures include limits on storage and land spreading of nutrients, including no-spread zones adjacent to drinking water abstraction points, and uncultivated buffer/riparian strips, to prevent nutrients and sediment from entering water
	Dangerous Substances Directive (2006/11/EC)	This directive refers to pollution caused by certain persistent, toxic and bioaccumulable substances that are discharged into the aquatic environment of the community.
	Priority Substances Directive (2013/39/EU)	This directive amends Directives 2000/60/EC and 2008/105/EC regarding priority substances and water policy. Directive 2000/60/EC set out a strategy against water pollution, including the identification of priority substances pose a significant risk to, or through, the aquatic environment.
	Foreshore Act (as amended) 1933-2011	The foreshore is classed as the land and seabed between the high water of ordinary or medium tides and the twelve nautical mile limit. Under the Foreshore Act, a lease/licence must be obtained from the Minister for Agriculture, Food and the Marine for certain works undertaken on the foreshore which are deemed to be in relation to a fishery harbour centre or any function relating to: the use, development or support of aquaculture; or an activity involved in the use, development or support of sea-fishing including the processing and sale of sea-fish and manufacture of products derived from sea-fish.

Topic	Title	Summary of Objectives
	A Blueprint to Safeguard Europe's Water Resource	This Communication outlines actions that relate to better implementation of current water legislation, integration of water policy objectives into other policies and filling gaps particularly in relation to water quantity and efficiency. These actions are to ensure that water of sufficient quantity and good quality is available to service the needs of people as well as the environment and the EU's economy. The Blueprint's time horizon is closely related to the EU 2020 Strategy particularly the Resource Efficiency Roadmap, of which the Blueprint is the water milestone. However, the Blueprint covers a longer time span, up to 2050, and is expected to be the driver of long-term EU water policy.
Waste	Landfill Directive (99/31/EC)	The Landfill Directive sets targets to reduce landfilling of biodegradable municipal waste. Fingal has been identified as the location for a new major landfill to serve the greater Dublin region.
	Waste Framework Directive (2008/98/EC)	The directive sets out the definitions of waste and basic management principles for waste in order to ensure waste is managed so as to not impact the environment or human health. The Directive lays down some basic waste management principles: it requires that waste be managed without endangering human health and harming the environment, and in particular without risk to water, air, soil, plants or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest. The Directive requires that waste legislation and policy of EU Member States is applied according to a waste management hierarchy. The draft Plan should have regard to the principles as set out in the Directive and to regional plans such as the Eastern-Midlands Regional Waste Management Plan 2015-2021.
	Waste Statistics Regulation (2150/2002/EC, as amended)	The EU has created a framework for the production of statistics on the generation, recovery and disposal of waste. This regulation permits the gathering of regular and comparable data in EU countries and their transmission to Eurostat. The statistics collected allow the EU waste policy implementation to be monitored and evaluated.
	Environmental Liabilities Directive (2004/35/EC)	The Directive was transposed onto Irish law under S.I. 547/2008. The objective is the 'polluter pays' principle wherein those whose activities have caused environmental damage are held financially liable for remedying that damage; the legislation is particularly aimed at impacts to water quality status under the Water Framework Directive.
Population/ Human Beings	Biocidal Products (98/8/EC and 2007/107/EC)	A biocide is classified as a substance (whether chemical or biological) designed to destroy or render harmless a harmful organism (e.g. disinfectants, preservatives etc.). These products have a high degree of regulation owing to the potential effects on human health and the environment. The directive is regularly updated as new products are manufactured and authorised. The new Biocidal Products Regulation (Regulation EU 528/2012) has been transposed by the European Union (Biocidal Products) Regulations S.I. 427/2013.
Soils	Seveso III Directive (2012/18/EU)	The Chemicals Act (Control of Major Accident Hazards involving Dangerous Substances or 'COMAH') Regulations 2015 (S.I. 209/2015) implement the Seveso III Directive in Ireland and seeks to reduce the risk and to limit the consequences to both man and the environment, of accidents at manufacturing and storage facilities involving

Topic	Title	Summary of Objectives
		dangerous substances that present a major accident hazard. As there are a number of Seveso sites in Fingal with potential for contaminated ground, the draft Plan should have regard to the directive and COMAH Regulations in respect of these sites.
Climate	EU 20-20-20 Agreement	Under the EU's 20-20-20 Agreement, for the period beyond 2012 the EU Councils of Ministers have agreed to an ambitious target of 20% reduction on 2005 GHG emission levels for sectors outside the Emissions Trading Scheme (ETS) under the European Union's Effort Sharing Decision (Decision 406/2009/EC). Ireland's target is to reduce non-ETS emissions by 20% by the year 2020. The two main directives which set about achieving this target are the Energy Efficiency Directive (2012/27/EC, transposed into Irish law by the Energy Efficiency Obligation Scheme Regulations 2014 S.I. 131/2014) and the Renewable Energy Sources (RES) Directive (2009/28/EC, transposed into Irish law by the Renewable Energy Regulations S.I. 147/2011). Fingal currently has a Wind Energy Strategy (2009) in place.
	Roadmap to a Resource Efficient Europe (Roadmap 2050)	The mission of Roadmap 2050 is to provide a practical, independent and objective analysis of pathways to achieve a low-carbon economy in Europe, in line with the energy security, environmental and economic goals of the European Union. The Roadmap focuses on establishing EU policy to cut total greenhouse gas emissions by 80-95% (compared to 1990 levels) by 2050. The National Low-Carbon Roadmap will be coordinated by the Department of the Environment, Community and Local Government with substantial input from other relevant Departments. The sectoral roadmap for the transport sector will be developed by the Department of Transport, Tourism and Sport. The challenge for the draft Plan will be to encourage development that can contribute to meeting Ireland's national obligations and emissions targets.
Landscape	European Landscape Convention	<p>The Convention's purpose is to promote landscape protection, management and planning of European landscapes and to organise European co-operation on landscape issues. It is the first international treaty to be exclusively concerned with protection, management and enhancement of European landscape. It is extremely wide in scope: the Convention applies to the Parties' entire territory and covers natural, rural, urban and rural-urban transitional areas, also including land, inland water and marine areas. The Convention covers every-day or degraded landscapes as well as those that can be considered outstanding i.e. recognition of the importance of all landscape types.</p> <p>The Convention incorporates a number of measures which are to be undertaken to put into effect at national level General Measures, including:</p> <ul style="list-style-type: none"> <li>▪ To recognise landscapes in law as being an essential component of people's surroundings;</li> <li>▪ The establishment and implementation of policies which aim to protect landscapes, and to inform landscape management and planning considerations;</li> <li>▪ To better incorporate the public, local and regional authorities as well as other organisations in defining and implementing landscape policies; and</li> </ul>

Topic	Title	Summary of Objectives
		<ul style="list-style-type: none"><li data-bbox="831 234 2056 296">▪ The integration of landscape into local and regional planning policies that have possible direct or indirect impacts on the landscape.</li></ul>

## Review of National Level Plans, Programmes and Policies

Topic	Title	Summary of Objectives
Biodiversity	National Biodiversity Plan 2011 - 2016	In response to the requirements set out in Article 6 of the UN Convention of Biological Diversity 1992, the first Biodiversity Plan was prepared by the Department of Arts, Heritage and the Gaeltacht, subsequently revised in 2011. The Plan seeks to ensure the full and effective integration of biodiversity concerns in the development and implementation of other policies, legislation and programmes which is of critical importance if the conservation and sustainable use of biodiversity is to be achieved
	Wildlife Acts 1976 - 2010	The purpose of the Wildlife Acts 1976-2010 is to provide for the protection of wildlife (both flora and fauna) and the control of activities, which may impact adversely on the conservation of wildlife.
	Flora Protection Order 2015	Objectives are to protect listed flora and their habitats from alteration, damage or interference in any way. This protection applies wherever the plants are found and is not confined to sites designated for nature conservation. The CDP must have regard to this legislation
	European Communities (Natural Habitats) Regulations, SI 94/1997, as amended S.I. 233/1998 and S.I. 378/2005	These Regulations give effect to Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (Habitats Directive) and the Minister to designate special areas of conservation (endangered species and habitats of endangered species) as a contribution to an EU Community network to be known as NATURA 2000. See EU Habitats Directive.
	All Ireland Pollinator Plan 2015-2020	Ireland has developed a strategy to address pollinator decline and protect pollinator service. A total of 81 actions have been identified in order to achieve this. It is about raising awareness about pollinators and how to protect them.
	Quality of Salmonid Waters Regulations 1988 (S.I. 293/1988)	Prescribe quality standards for salmonid waters and designate the waters to which they apply, together with the sampling programmes and the methods of analysis and inspection to be used by local authorities to determine compliance with the standards. Also, give effect to Council Directive No. 78/659/EEC on the quality of fresh waters needing protection or improvement in order to support fish life. See EU Water Framework Directive.
	NPWS Conservation Plans for SACs and SPAs	The Habitats Directive (92/43/EEC) provides legal protection for habitats and species of European importance. Articles 3 to 9 provide the legislative means to protect habitats and species of Community interest through the establishment and conservation of an EU-wide network of sites known as Natura 2000. These are Special Areas of Conservation (SACs) designated under the Habitats Directive and Special Protection Areas (SPAs) designated under the Conservation of Wild Birds Directive (79/409/ECC) as codified by Directive 2009/147/EC. The designation process, the NPWS produces a draft conservation plan for each SAC, SPA and NHA. Each plan lists the wildlife resources of the area, the current human uses, any conflicts between the two, and strategies for retaining the conservation value. These documents are made available on the NPWS website and to interested parties for a consultation period, following which the final version of the conservation plan is completed. It is intended that plans will be reviewed every 5 years. It is expected that these plans will be consulted/referenced during the preparation of farm management plans for holdings within and nearby the nature conservation site and for local authority development plans.

Topic	Title	Summary of Objectives
Climate	National Policy Position on Climate Action and Low-Carbon Development	Following approval by Government, the Minister for the Environment, Community and Local Government issued a Minister's Statement, National Climate Policy Position, and the General Scheme of the Climate Action and Low-Carbon Development Bill. The National Policy Position paper sets out the current status of climate policy in Ireland and sets the wider context for national climate policy, including the low-carbon road-mapping process and key issues for consideration.
	National Climate Change Adaptation Framework (2012)	Sets out how Ireland is to meet its objectives under the Kyoto Protocol. The Strategy sits within the National Climate Change Adaptation Framework which provides the policy context for the national response to achieving the objectives in a strategic manner. The Framework also requires Local Authorities, relevant agencies and Government Departments to prepare and publish draft adaptation plans by mid-2014.
	Local Authority Climate Change Adaptation Plans	Under the National Climate Change Adaptation Framework, relevant government departments, relevant agencies and local authorities have been requested to commence preparation of sectoral and local adaptation plans and to publish drafts of these plans by mid-2014, if climate change is not already adequately addressed in local authority plans.
	National Climate Change Strategy 2007-2012	Objectives include the reduction of national GHG emissions (including those from the water sector). The Plan should give regard to these objectives and targets for reductions in CO <sub>2</sub> equivalents from the water sector.
	Climate Change Adaptation and Mitigation Strategy ( <i>to be developed</i> )	Still to be developed.
Planning	National Spatial Strategy 2002-2020: People, Places and Potential	The National Spatial Strategy (NSS) is a 20 year planning framework to guide policies, programmes and investment in the interest of delivering balanced social, economic and physical development and population growth between the regions. This national spatial strategy, together with the National Development Plan and regional planning guidelines must inform the development of Fingal.
	National Development Plan 2007-2013, superseded by the Infrastructure and Capital Investment 2012-2016 Medium Term Exchequer Framework	This National Development Plan integrates strategic development frameworks for regional development, for rural communities, for all-island co-operation, and for protection of the environment with common economic and social goals. This National Development Plan together with the national spatial strategy, and regional planning guidelines must inform the development of Fingal.  Due to current economic downturn there have been a number of changes in relation to National Policy. The National Development Plan (2007-2013) has essentially been superseded by a revised capital programme; the 'Infrastructure and Capital Investment 2012-2016 Medium Term Exchequer Framework'. This Capital Investment Framework was seeking to address the changed fiscal and budgetary situation in the country resulting in reduced capital spending over the medium term. Therefore many of the National Development Plan's major approved transport capital projects, such as the Metro North and DART underground, were deferred indefinitely, while priority within considerably reduced resources was given to school, healthcare and job creation infrastructure projects.

Topic	Title	Summary of Objectives
	Planning and Development Act (as amended) and the Planning and Development Regulations (S.I. 600/2001)	Revised and consolidated the law relating to planning and development by repealing and re-enacting with amendments the Local Government (Planning and Development) Acts, 1963 to 1999; to provide, in the interests of the common good, for proper planning and sustainable development including the provision of housing; to provide for the licensing of events and control of funfairs; to amend the Environmental Protection Agency Act 1992, the Roads Act 1993, the Waste Management Act 1996 (as amended), and certain other enactments.
	Planning and Development (Strategic Infrastructure) Act 2006	An act to provide for the making directly to An Bord Pleanála of applications for planning permission in respect of developments of strategic importance to the State.
	The Sustainable Residential Development in Urban Areas Guidelines 2008	These guidelines were set out in order to provide planning authorities with a framework for the sustainable development of residential areas. The aim of the guidelines is to set out the key planning principles, which should be reflected in development plans and local area plans. They should also guide the preparation and assessment of planning applications for residential development in urban areas. In terms of energy efficiency, the guidelines will promote settlement patterns that can help minimise transport-related energy consumption, increase the use of energy efficient technology and best practice, thereby reducing energy consumption of the community.
	Retail Planning Guidelines for Planning Authorities, 2005	The Retail Planning Guidelines provide a comprehensive framework to guide local authorities in preparing development plans and assessing applications for planning permission and to guide retailers and developers in formulating development proposals.
Sustainable Development	Our Sustainable Future: A Framework for Sustainable Development in Ireland (2012)	This framework takes account of developments at international and EU level designed to deliver an effective transition to an innovative, low carbon and resource efficient future. It has followed the model used in the EU Sustainable Development Strategy, which focuses on identifying key gaps where progress has been limited since the 1997 National Sustainable Development Strategy and it aims to set out a range of measures to address the outstanding challenges.
	National Sustainable Development Policy	Under the terms of "Towards 2016", the current Social Partnership Agreement, the Government is committed to publishing a renewed National Sustainable Development Strategy in 2007. The Sustainable Development Unit is co-ordinating the preparation of this Strategy. The renewed Strategy will replace the first National Sustainable Development Strategy, "Sustainable Development – A Strategy for Ireland", published in 1997, and "Making Ireland's Development Sustainable", published in 2002.
	Housing Policy Framework: Building Sustainable Communities (2005)	The overall objective of housing policy is to "enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and as far as possible at the tenure of its choice".

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	Food Harvest 2020/Food Wise 2025	Food Harvest 2020 (FH2020) is a strategy to chart the direction of agri-food, forestry and fisheries over the next 10 years. The detailed strategy report lists over 200 recommendations and suggestions towards which government and private enterprises will work, while setting out targets to be achieved by 2020. Agriculture is a historically and economically important indigenous industry for Ireland, but is continually connecting to global markets. Food Wise 2025 sets out the vision for the industry to continue along a course of growth, by identifying strategic growth opportunities, but also recognises that increased food production cannot occur in isolation from environmental considerations and emphasises sustainability.
	Agri-vision 2015 Action Plan	The Vision for agriculture is set out as follows: "Our vision involves an industry attaining optimal levels of efficiency, competitiveness and responsiveness to the demands of the market while also respecting and enhancing the physical environment". The Plan is based on a vision of a competitive agri-food sector contributing to the rural economy, society and environment and which utilises opportunities in non-food areas. The objective of the Plan is to put in place and implement the policies that support the flourishing of the agri-food sector at all stages of production.
	Green, Low-Carbon, Agri-environment Scheme (GLAS)	GLAS is an agri-environment scheme and forms part of the Rural Development Programme 2014-2020. GLAS achieves the objectives in respect of Articles 28 and 30 of the Rural Development Regulation and "ties in with the green vision for Irish agriculture as contained in Food Harvest 2020 and as promoted by Bord Bia in the Origin Green campaign." The scheme promotes sustainability through: preservation of traditional hay meadows and low-input pastures; low-aims to retain the carbon stocks in soil through margins, habitat preservation and minimum tillage etc. thus being low-carbon; and promotes agricultural production methods that are compatible with environmental and water protection, protection of the landscape and endangered species of flora and fauna and climate change mitigation.
	Forest Policy Review - Forests, products and people - Ireland's forest policy (a renewed vision) (DAFM)	The forerunner to this document was <i>Growing for the Future</i> (1996). Substantial changes in the forest sector have occurred since then leading to a revision and the publication of a 'Renewed Vision'. The strategic goal of this vision is stated as: "To develop an internationally competitive and sustainable forest sector that provides a full range of economic, environmental and social benefits to society and which accords with the Forest Europe definition of sustainable forest management". The document sets out a summary of recommended policies and actions.
	Draft Forestry Programme 2014-2020: Ireland (DAFM)	The document sets out the state aid funding programme for forestry for the period 2014-2020. Four needs were identified in preparing the proposal, namely: to increase forest cover in Ireland in order to capture carbon, produce wood and help mitigation; to increase in a sustainable way enough biomass to help in meeting renewable energy targets; support to forest holders in the management of their plantations; and to optimise the benefits, environmental and social, of forestry. A number of schemes and measures are proposed in order to meet these needs, such as the Neighbour Wood Scheme and Native Woodland Conservation. The total cost of the programme is estimated at €666m for the period 2015 – 2020 (2014 is covered under the previous programme).

Topic	Title	Summary of Objectives
	National Renewable Energy Action Plan	Ireland's National Renewable Energy Action Plan (a requirement of the Renewable Energy Sources (RES) Directive) proposes that the 16% RES target for 2020 be met by 40% from electricity (RES-E), 12% from heat (RES-H), and 10% from transport (RES-T).
	Offshore Renewable Energy Development Plan (OREDP)	The OREDP recognises the opportunity for developing, in a sustainable manner, Ireland's offshore renewable energy resources and sets out the principles, policy actions and enablers for realising this potential. This would lead to an increase in the production of renewable electricity indigenously, which would contribute to greenhouse gas reductions and improve security of energy supply. The Sustainable Energy Authority of Ireland (SEAI) is providing financial support for wave and tidal ocean research, development and demonstration projects.
	Green Paper on Energy Policy in Ireland (DCENR)	The Green Paper on Energy Policy in Ireland was launched on 12th May 2014 commencing a public consultation process on the future of energy policy in Ireland for the medium to long-term. That process concluded on 31st July and the Department of Communications, Energy and Natural Resources (DCENR) worked on the analysis of the 1,200 submissions received. On the 24th September 2014 a further Stakeholder Engagement process was launched. This included six special topic seminars on each of the six priority areas and a seventh seminar on energy prices and costs. There were also four regional seminars in Moate, Cork, Sligo and Wexford to facilitate wider engagement of stakeholders.
	Towards a Sustainable Energy Future for Ireland (SEAI)	Energy growth in Ireland is predicted to grow by 2-3% annually to 2020, still relying heavily on imported fossil fuels. This policy paper outlines the energy options for Ireland, the government's core goals including sustainability of development, security of energy supply as well as economically and technologic efficiencies.
	Bioenergy Plan (under development)	The draft Bioenergy Plan October 2014 outlined a vision statement. This <b>vision</b> outlines that: ' <i>Bioenergy resources contributing to economic development and sustainable growth, generating jobs for citizens supported by coherent policy, planning and regulation, and managed in an integrated manner.</i> ' The Bioenergy Plan will identify the opportunity for the sustainable development of Ireland's bioenergy resources. It will provide a framework for the sustainable development of Ireland's bioenergy sector and will be implemented through a number of identified policy and enabling actions. The Bioenergy Plan will be one element in a national landscape of energy, renewable energy and bioenergy policy.
Transport	National Transport Authority Integrated Implementation Plan 2013-2018	In accordance with Section 13 (1) of the Dublin Transport Authority Act 2008, an Integrated Implementation Plan has been prepared for the Greater Dublin Area. The Plan sets out the NTA's programme of investment and development in the Greater Dublin Area for the period 2013-2018. The Plan provides the framework for a capital and operational investment amounting to almost €900 million and is comprised of: an infrastructure investment programme; identification of the key objectives and outputs to be pursued by the NTA; relevant actions to be taken to ensure effective integration of public transport; and an integrated services plan.

Topic	Title	Summary of Objectives
	Smarter Travel 'A New Transport Policy for Ireland' 2009-2020	Smarter Travel aims to encourage consideration of travel choices and sets out the strategic vision of achieving a sustainable travel and transport system. The Smarter Travel programme also provides funding to provide information and improve facilities for cyclists, p and public transport users. As an Action Plan developed by the Government, it has been designed to show how we can reverse current unsustainable transport and travel patterns and reduce the health and environmental impacts of current trends and improve our quality of life. It sets out five key goals: to reduce overall travel demand; to maximise the efficiency of the transport network; to reduce reliance on fossil fuels; to reduce transport emissions; and to improve accessibility to transport. In order to achieve these goals the policy establishes targets, outlines the forty nine actions to be undertaken and details the funding which must be secured. It will be the role of the Framework to secure the funding necessary to continue to implement key remaining actions.
	Investing in our Transport Future: A Strategic Framework for Integrated Land Transport	Investing in our Transport Future is an integrated, evidence-based framework which establishes the overall principles guiding expenditure decisions in transport. It outlines the business case for investment in transport infrastructure including road, heavy and light rail, pedestrian and cycle facilities. This land transport funding framework is required for delivering projects based on policy in the context of exchequer funds. The Framework will guide key land transport investment decisions based on a number of identified priorities, however, it does not set out a list or identify specific projects to be prioritised.
Water	Government Guidelines on the Planning System and Flood Risk Management (2009)	The flood risk guidelines were issued under Section 28 of the Planning and Development Act 2000 (as amended), and sets out that development plans and local area plans, must establish the flood risk assessment requirements for their functional area. Flood risk assessment is required by planning authorities to be an integral and leading element of their development planning functions. The guidelines are specifically aimed at linking planning and development with flood protection and flood risk assessment and recommend a clear and transparent assessment of flood risk at all stages in the planning process. It is a requirement of the guidelines that the draft Plan and all future planning decisions have regard to the guidelines.
	Irish Coastal Protection Strategy Study Phase 1 (2013)	The Irish Coastal Protection Strategy Study (ICPSS) was commissioned as a national study in 2003 with the aim of providing information to aid decision-making at a strategic level regarding the issues of coastal flooding and coastal erosion, and to inform planning and development in and around coastal areas. The study was completed in 2013 and contains strategic coastal erosion maps and flood hazard maps for the present scenario and looking forward to the future (to 2100).
	National Water Resources Plan (to be developed)	Irish Water has proposed to prepare and implement a National Water Resources Plan to guide the strategic development of water supplies in Ireland in order to: comply with water quality standards; to build in security of supply through interconnection, where practicable, of the existing water supply networks; and to develop new, water sources to serve regional schemes.
	National Strategy to Reduce Exposure to Lead in Drinking Water (under development)	Irish Water is working to develop and implement a Lead Strategy which will aim to reduce the potential for dissolved lead from pipework to enter drinking water to and to replace public lead water mains over a ten year period.

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	National Wastewater Sludge Management Plan ( <i>under development</i> )	The lead authority for the preparation of the National Wastewater Sludge Management Plan is Irish Water. Irish Water was incorporated in January 2014 under the Water Services (No. 2) Act of 2013. Irish Water has been established as a single utility providing water and waste water services nationally. The NWSMP is a national plan for the management of sludges arising primarily from facilities under the control of Irish Water. As such the assessment is focussed at a national strategic level.
	Wastewater Compliance Strategy ( <i>to be developed</i> )	Irish Water is proposing to prepare and implement a Wastewater Compliance Strategy which would aim to improve management of the wastewater systems. This will seek to address unacceptable discharges through improvements to treatment and remediate problems associated with combined sewers, where feasible.
	Waste Water Discharge (Authorisation) Regulations S.I. No. 684 of 2007	This has been derived from the Dangerous Substances Directive 2006/11/EC, to address pollution caused by certain toxic substances that are discharged to the aquatic environment and to establish a framework for Community action in the field of water policy.
	National Water Sludge Management Plan ( <i>to be developed</i> )	A national water sludge management plan will be developed by Irish Water in due course as a national plan for the management of sludges arising primarily from facilities under the control of Irish Water. As such the assessment is focussed at a national strategic level.
	Water Compliance Strategy ( <i>to be developed</i> )	This strategy has yet to be developed; currently no information available.
	Irish Water's Capital Investment Programme 2014-2016	In May 2014, Irish Water published its Investment Programme covering the period 2014-2016. The estimate is that €1.77 billion is required over the programme period. Investment priorities are set out for where improvements are needed urgently, and cover drinking water quality, leaks, water and wastewater compliance and availability and customer service. Irish Water's priorities as set out in the programme include the following: <ul style="list-style-type: none"> <li>▪ Eliminating Boil Water Notices in Roscommon;</li> <li>▪ Providing more water and in particular reducing disruption to supply in the Dublin area;</li> <li>▪ Improving Water Quality;</li> <li>▪ Investing for economic development;</li> <li>▪ Tackling leakage;</li> <li>▪ Increasing wastewater treatment capacity and improving environmental compliance;</li> <li>▪ Better Control and Monitoring; and</li> <li>▪ Improving existing plants.</li> </ul>

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	Ireland's Nitrates Action Programme (NAP)	<p>Ireland's first Nitrates Action Programme (NAP) came into operation in 2006 and gave effect to the Nitrates Directive. The NAP was given effect through a series of regulations, most recently the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009 (S.I. 101/2009), known as the Nitrates Regulations.</p> <p>The aim of the NAP is to prevent pollution of surface waters and groundwater from agricultural sources and to protect and improve water quality. In accordance with the Nitrates Directive and Article 28 of the Good Agricultural Practice Regulations, the Minister for the Environment, Community and Local Government, in consultation with the Minister for Agriculture, Food and the Marine reviewed the NAP for the first time in 2010. This resulted in a revised Nitrates Action Programme (NAP2) and the current Good Agricultural Practice Regulations (also known as the 'GAP Regulations' and as the 'Nitrates Regulations'). NAP2 expired on 31 December 2013; it is intended to finalise Ireland's third NAP (NAP3) and related regulations after which NAP3 will run until the end of 2017.</p>
	Harnessing Our Ocean Wealth - An Integrated Marine Plan for Ireland	<p>The National Integrated Marine Plan establishes a roadmap for the government's vision, high-level goals and integrated actions across policy, governance and business to enable Ireland's marine potential to be realised. The plan provides a new momentum for growth in the marine area and seeks to ensure government departments work together more efficiently and effectively. The Plan will also allow Ireland to strike a balance between protecting our marine ecosystems and maximising the use of its resources as a source of economic growth.</p>
	National Strategic Plan for Sustainable Aquaculture Development ( <i>under development</i> )	<p>The requirement to prepare such a Plan is set out in a Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee, and the Committee of the Regions, Com (2013) 229 final, entitled "<i>Strategic Guidelines for the Sustainable Development of EU Aquaculture</i>". In light of the European Guidelines, the plan will have to outline national aquaculture targets taking into account the current situation in Ireland in relation to aquaculture. The plan will cover four priority areas: administrative procedures, co-ordinated spatial planning, competitiveness and creating a level playing field. Growth targets for the plan are already established in national policy through Food Harvest 2020.</p>
	Seafood Development Programme 2014 – 2020	<p>The European Maritime and Fisheries Fund is the new proposed fund for the EU's maritime and fisheries policies for the period 2014-2020. In line with the reform of the Common Fisheries Policy (CFP) the funding will help with the transition to sustainable fishing and will support coastal communities in diversifying their economies. This new fund will be used to co-finance projects, along with national funding. Ireland has drawn up the Seafood Operational Programme 2014-2020 which will specify how it intends to spend the money allocated.</p> <p>The Programme will identify actions that each member state intends to fund through the European Maritime and Fisheries Fund. The Programme relates to a range of seafood aspects such as aquaculture, fisheries, markets, seafood processing, safety and training. Once this programme is approved it will be the responsibility of the national authorities to put in place the schemes required. The National Strategic Plan for Aquaculture (2014-2020) is being produced in tandem with the Seafood Operational Programme (2014-2020). The Seafood Operational Programme will cover a wider ranging number of aspects of the seafood sector than the Strategic Plan for Aquaculture which will focus on the aquaculture sector.</p>

Topic	Title	Summary of Objectives
Waste	Waste Management (Amendment) Act 2001	Objectives include (amongst others) the more effective and environmentally sensitive management of wastes in Ireland.
	Waste Management Act 1996 (as amended) and the European Communities (Waste Directive) Regulations 2011	The Waste Framework Directive sets out the approach for the sustainable management of waste in the Member States of the European Community and this has been transposed into Irish law by the Waste Management Act 1996 and the European Communities (Waste Directive) Regulations 2011. This legislation requires the preparation of a regional waste management plan for all regions within the state.
	Changing our Ways (1998)	Objectives include better waste management in Ireland including improved infrastructure, higher recycling rates and diversion of waste from landfill.
	National Waste Prevention Programme 'Towards a Resource Efficient Ireland'	The National Waste Prevention Programme is a non-statutory strategic plan which sets out the framework for waste prevention and resource efficiency in Ireland. This plan seeks to continue to work with established links within local authorities and seeks to work in partnership with the newly established waste planning regions.
	National Hazardous Waste Management Plan 2014-2020	The EPA has published the 3rd National Hazardous Waste Management Plan which sets out priorities to improve the management of hazardous waste in Ireland. Their priority actions include in the first instance the prevention of hazardous waste. In addition, the plan seeks to improve Ireland's self-sufficiency for the management hazardous waste and continued identification and regulation of legacy issues, such as the remediation of historic unregulated waste disposal sites. A key aspect of the plan is the continuation of prevention projects to reduce the generation of hazardous waste in certain priority sectors, led by the EPA through the National Waste Prevention Programme including coordination with the Regional Waste Management Plans.
Landscape	National Landscape Strategy 2015-2025	<p>Objectives are to provide a cross-sector approach at government level to plan and manage the landscape (rural and urban) alongside communities and stakeholders. An implementation programme is included in the Landscape Strategy and will take place over the duration of the strategy period. The key objectives of the strategy are:</p> <ul style="list-style-type: none"> <li>▪ To recognise landscapes in law;</li> <li>▪ The provision of a policy framework to put measures in place for the management and protection of landscape;</li> <li>▪ To develop a National Landscape Character Assessment through data-gathering and an evidence-based description of character assessment;</li> <li>▪ To develop landscape policies;</li> <li>▪ To increase awareness of the landscape and public consultation; and</li> <li>▪ To identify education and training needs.</li> </ul>

Topic	Title	Summary of Objectives
Cultural Heritage	Government Policy on Architecture 2009-2015	This paper addresses issues that have arisen in the years since the publication of the first policy on architecture by setting out a number of goals: emphasising sustainable development of the environment and urban design; the encouragement and support of high quality modern architecture; the incorporation of architectural heritage in a more holistic and integrated manner; and developing actions which respond to and promote awareness in these areas. This Policy in tandem with the Government's policy "Building Ireland's Smart Economy: A Framework for Sustainable Economic Renewal" sets out a number of priorities and actions that the Government will be taking in the short and medium term. Key elements include investment in research and development, a focus on co-ordinated "forward planning" and investment in renewable energy together with the promotion of the green enterprise sector and the creation of jobs.
	National Heritage Plan 2002 - 2006	Core objective is to protect Ireland's heritage. Plan uses the "polluter pays principle" and the "precautionary principle." Sets out archaeological policies and principles that should be applied by all bodies when undertaking a development.
	Framework and Principles for the Protection of Archaeological Heritage (1999)	The document sets out the basic principles of national policy regarding the protection of archaeological heritage. The document focuses particularly on the principles which should apply in respect of development and archaeological heritage.
	The National Monuments Acts (1930 to 2004)	Objectives seek to protect monuments of national importance by virtue of the historical, architectural, traditional, artistic or archaeological interest attaching to them and includes the site of the monument, the means of access to it and any land required to preserve the monument from injury or to preserve its amenities.
	The Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999	Provides for the establishment of a National Inventory of Architectural Heritage (NIAH). The objective of the NIAH is to aid in the protection and conservation of the built heritage, especially by advising planning authorities on the inclusion of particular structures in the Record of Protected Structures (RPS).
	Guidelines for Planning Authorities: Architectural Heritage Protection, 2004	The Planning and Development Act 2000, required additional development objectives relating to the protection of structures which are deemed to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and to preserve the character of architectural conservation areas.
	The Planning and Development Act 2000	Under this Act the County Councils are required to compile and maintain a Record of Protected Structures (RPS) in their Development Plans. Sites included in the RPS are awarded automatic protection and may not be demolished or materially altered without grant of permission under the Planning Acts.
Material Assets	Grid25 Implementation Programme 2011-2016	EirGrid's Grid25 Strategy looks forward to the longer term date of 2025 and envisions that electricity infrastructure demands will be much different in the future, and that EirGrid must plan for strategic transmission development. The Implementation Programme provides a strategic overview of how the early stages of the grid25 Strategy are intended to be implemented.

## Review of Regional Level Plans, Programmes and Policies

Topic	Title	Summary of Objectives
Planning	Regional Planning Guidelines for the Greater Dublin Area 2010 - 2022	The objective of the Regional Planning Guidelines (RPG) is to provide a long-term strategic planning framework for the development of the Greater Dublin Area (GDA) for a period of 12 years. Fingal is located both in the Metropolitan and Hinterland Areas as specified in the Guidelines. Swords and Blanchardstown are considered Metropolitan Consolidation Towns while Balbriggan is considered a Large Growth Town. The RPGs are intended to remain in place until at least 2016, after which they will be replaced by the Regional Spatial and Economic Strategies.
	Regional Spatial and Economic Strategies	Regional Spatial and Economic Strategies (RSES) are intended to replace the current Regional Planning Guidelines. The RSES are expected to cover the period 2016-2022. Regional structures and functions are currently being revised and strengthened; the existing 8 regional authorities and 2 assemblies are being replaced by 3 new Regional Assemblies to perform an updated range of strategic functions. Under the new arrangements, Fingal will be part of the Eastern-Midlands Regional Assembly and will be covered by its associated RSES. In addition to formulating RSESs, the main functions of the new Regional Assemblies will also include strategic functions under relevant legislation, functions that relate to EU funding programmes as well as oversight of local authority performance and the implementation of national policy.
	Regional Operational Programme (Southern & Eastern Assembly)	The Southern and Eastern Regional Operational Programme 2014-2020 which was submitted to the European Commission on July 22 2014 and was approved on December 15 <sup>th</sup> . The Operational Programme 2014-2020 was prepared in co-operation with a number of stakeholders as required under Article 5 of the Common Provisions Regulation and as detailed in the 'Code of Conduct on Partnership' which is intended to support and facilitate Member States and Managing Authorities in the implementation of the partnership principle. The European Structural and Investment funds will be focused on sustainable growth including research and innovation in the ICT sector (information, communication and technology), small to medium enterprises and transition to a low-carbon economy.
	Retail Planning Strategy for the Greater Dublin Area 2008-2016	The Retail Planning Strategy for the GDA is designed to ensure that there is a sufficiency of retail floor space to accord with population and expenditure growth, and that it is located in an efficient, equitable and sustainable manner. Within Fingal, Swords and Blanchardstown are described as Level 2 centres within the Retail Hierarchy of the Greater Dublin Area.
Transport	Greater Dublin Area Transport Strategy 2011-2030 (currently being revised)	Objective of this long-term strategy is to inform transport planning in the Greater Dublin Area and how it should evolve. The strategy emphasises sustainable land use planning, public transport modes and the integration of land use planning with transport planning.
	Draft Greater Dublin Area Cycle Network Plan	The NTA and the government recognises cycling as an important mode of transport and that its needs to be supported and enhanced in order to achieve strategic goals. The Cycle Network Plan set out to identify the 'urban cycle network' at all levels, the inter-urban cycle network, and the green network (those routes developed predominantly for tourism and recreational needs).

Topic	Title	Summary of Objectives
	Fingal/North Dublin Transport Study (NTA & Aecom, 2014)	This Stage 1 Appraisal Report sets out the objectives to identify a medium to long-term public transport solution which would connect Dublin Airport, Swords and Dublin City centre. Solutions being explored include a heavy rail, light rail and bus transit solutions, or combination of modes. The shortlisted options from these solutions went to public consultation which closed in January 2015. The NTA is currently in the process of identifying a preferred route option.
	Bus rapid Transport (BRT) - Core Dublin Network Report, prepared in conjunction with the NTA by the RPA (2012)	The report also describes the feasibility study that was carried out on the proposed core BRT network for Dublin. The purpose of the study was to investigate the technical, environmental, demand and economic feasibility of a proposed core BRT network. Should the proposed BRT network be considered feasible and worthy of advancement, a further route selection and design process will be required to advance specific proposals.
Cultural Heritage	Fingal Heritage Plan 2005 - 2010	The Plan identifies objectives and actions to achieve those objectives as well as providing a mechanism to measure progress.
Water and Wastewater	Catchment Flood Risk and Management Studies (CFRAMS)	The Catchment Flood Risk Assessment and Management (CFRAM) programme commenced in Ireland in 2011 and form a key part of the medium to long-term strategy for the management of flood risk in Ireland. The CFRAMs deliver on key components of National Flood Policy and the Floods Directive. The CFRAMs are composed of three phases, including: preliminary flood risk assessment; CFRAM specific catchment studies and activities; and implementation and review. Consultation stages are also provided for (on the preliminary flood risk assessment, flood hazard mapping and flood risk management plans).
	Eastern River Basin Management Plan (ERBD)	This plan implements the objectives of the Water Framework Directive for the Eastern River Basin District. The aim is to achieve good water quality status in all waterbodies by 2015, through the implementation of a programme of Measures (POM). The next cycle of RBM plans will cover the period 2015-2021, with delivery of this next phase and updated measures expected in 2017.
	Draft Water Services Strategic Plan	The Water Services Act 2014 provides that the water services authority makes a Water Services Strategic Plan (WSSP) with regard to the provision of water services. As such, Irish Water, as the national water service utility for Ireland, has developed a Draft Water Services Strategic Plan for the next 25 years. The priorities for Irish Water under the WSSP are the delivery of improved and affordable water services, remediation of existing water quality problems (e.g. boil notices), complying with the Urban Wastewater Treatment Directive, reduction of leaks in the water system and the capture of water infrastructure information in databases. The WSSP's objectives also have regard to flood risk management.

Topic	Title	Summary of Objectives
	Coastal Flood Protection Scheme	<p>The Dublin Coastal Flooding Protection Project carried out on behalf of Dublin City Council and Fingal County Council is primarily aimed at addressing the risk from tidal flooding around the coastline and within the tidal reaches of a number of the rivers and canals. The main objectives and aims of the Dublin Coastal Flooding Protection Project were to:</p> <ul style="list-style-type: none"> <li>▪ Undertake a strategic examination of the risk to Dublin from coastal flooding;</li> <li>▪ Identify appropriate strategies and policies to combat and manage the risk;</li> <li>▪ Identify short term urgent works on experience gained from the February 2002 event;</li> <li>▪ Identify medium to long term options to reduce and/or manage the risk; and</li> <li>▪ Learn from the past.</li> </ul>
	Fingal-East Meath Flood Risk Assessment and Management Study (FEMFRAMS)	<p>The FEMFRAMS was completed in 2012 under the requirement of the Floods Directive and East CFRAMs roadmap. Its objectives were to:</p> <ul style="list-style-type: none"> <li>▪ Identify and map the existing and future flood hazard and risk areas with the study area;</li> <li>▪ Build a strategic information database necessary for making informed decisions in relation to managing flood risk; and</li> <li>▪ Identify viable structural and non-structural measures and options for managing the flood risks for localised high risk areas within the catchment.</li> </ul>
	Greater Dublin Strategic Drainage Study 2002-2031	<p>This Study is a strategic analysis of the existing foul and surface water systems in the Greater Dublin Area and to develop an environmentally sustainable drainage strategy consistent with the Water Framework Directive. The GDSDS Strategy was the subject of an SEA which recommended the development of a regional WWTP, orbital sewer and coastal outfall in North County Dublin. Clonshagh was chosen as the proposed location and is currently in preparation for a planning submission in 2016.</p>
	Water Supply Project for the Eastern-Midlands Region	<p>This study was carried out by Dublin City Council on behalf of the Greater Dublin Region, subsequently taken over by Irish Water. This comprised an examination of the existing Greater Dublin area water supply sources to meet the demand and the impact of the various demand management and conservation measures would have on the water requirement projections. This Report identified the need for a major new source water supply to serve the Region to 2031. The project is currently in the project planning stage.</p>
	Groundwater Protection Schemes	<p>Groundwater protection schemes are undertaken jointly between the Geological Survey of Ireland and the local authorities. The objectives of such schemes are to preserve groundwater quality, in particular having regard to extraction for drinking water purposes. The schemes do not have any statutory authority but do set out a framework to help inform decision-making and provide guidelines for the local authorities in carrying out their functions. Since 2003, the Department of Environment, Heritage and Local Government has recommended that groundwater protection schemes are incorporated into County Development Plans (Circular Letter SP 5/03 – Groundwater Protection and the Planning System) and the draft Plan should have regard to any such groundwater protection schemes within Fingal.</p>

Topic	Title	Summary of Objectives
	Shellfish Pollution Reduction Programmes	The aim of the Shellfish Waters Directive is to protect or improve shellfish waters (see Shellfish Waters Directive, 2006/113/EC). The Directive requires Member States to designate waters that need protection in order to support shellfish life and growth. The Directive also provides for the establishment of pollution reduction programmes for the designated waters, of which there are 63 nationally.
Waste	Eastern-Midlands Regional Waste Management Plan 2015-2021	Ireland is divided into 3 regions for the purposes of waste management – Eastern-Midlands, Southern and Connacht-Ulster Regions. The plan sets out the framework for the management of waste in a sustainable way, with overall targets to reduce the quantity of household waste generated per capita per year on year, to eliminate the disposal of residual waste to landfill and to aim for a reuse and recycle target of 50% of municipal waste by 2020.
Sustainable Development	Fingal County Council Wind Energy Strategy (2009)	The report recommends the development of a wind energy strategy for Fingal as well as to guide development in suitable areas. The county has thus been divided into strategic areas for wind energy development which are “Acceptable in Principle”, “Open to Consideration” or “Not Acceptable”.
	Kildare County Council Wind Energy Development Strategy ( <i>to be developed</i> )	Kildare County Council is currently preparing a strategy which will be informed by the DECLG Wind Energy Development Guidelines (currently under review) and the SEAI’s Local Authority Renewable Energy Strategies (LARES) methodology. The strategy is being prepared under Kildare County Council’s next County Development Plan (2017-2023).
	Dublin City Sustainable Energy Action Plan 2010-2020	Codema, as Dublin City’s energy authority, and in association with Dublin City Council, produced a Sustainable Energy Action Plan (SEAP) for the period 2010-2020 and monitors sustainability indicators to track progress. The aim of the plan is to reduce the city’s energy consumption by 33% and associated emissions by 20%, by 2020. Codema’s Monitoring and Progress Report on the SEAP noted that Dublin City is on track to meeting the 33% energy reduction target according to the Sustainable Energy Authority of Ireland’s benchmarking system.
	Dublin City Council’s Green Infrastructure (part of the City Development Plan 2016-2022)	Dublin City currently has a Development Plan objective to promote the connectivity of habitats and the enhancement of green corridors of public open space both for biodiversity and amenity values. The system of freshwater streams, rivers, estuarine habitats and beaches that is managed by the city provides a network of connected natural areas forming the green infrastructure of Dublin City. Green infrastructure strategies are recognised as an essential component in European, national and regional policies. The city’s green infrastructure network includes historic parks, gardens and Georgian squares of national and international importance. Green infrastructure is recognized as comprising an essential component contributing to quality of life and well-being for residents, in addition to conserving habitat connectivity and reducing habitat fragmentation. To protect and enhance this natural asset, Dublin City Council has prepared several management plans for all aspects, including biodiversity and flora and fauna. These plans include the Dodder, Tolka, Liffey and North Bull Island. In addition the Parks and Landscape Services Division has produced habitat management plans for individual parks.
	South Dublin Sustainable Energy Action Plan	Codema, as South Dublin’s energy authority, and in association with South Dublin County Council, produced a Sustainable Energy Action Plan (SEAP) in May 2013. The aim of the plan is to go beyond the objectives set by the EU up to 2020 by reducing CO <sub>2</sub> emissions in South Dublin by 20% as well as producing implementation reports to track progress.

Topic	Title	Summary of Objectives
	Kildare County Council Habitats Surveys and Green Infrastructure Mapping	Kildare County Council, working with the County Kildare Heritage Forum and the heritage commission, has undertaken habitat surveys and green infrastructure mapping for a number of Kildare towns (e.g. Monasterevin, Newbridge and Sallins) in order to identify areas of importance to wildlife and biodiversity. The Kildare County Development Plan integrates green infrastructure by linking protection of the environment with sustainable development through Development Plan objections and through the Kildare Heritage Plan (2005) and Biodiversity Action Plan (2009).
	South Dublin County Council Green Infrastructure	Green infrastructure is integrated into the South Dublin County Development Plan 2016-2022. There are a number of key considerations that can inform the review of the County Development Plan and one of the key considerations is the expansion and enhancement of the Sustainable Urban Drainage System (SUDS) in the County. While parks and open spaces in the County perform a significant Green Infrastructure function there is a need to increase the multi-functionality of green spaces and to expand the network to enhance the quality and connectivity of the network. In terms of biodiversity, the EU requires the re-establishment of previously fragmented habitats to ensure the integrity of Natura 2000 European sites. While the County comprises some biodiversity rich areas, there has been significant loss and fragmentation in areas that have undergone significant development. There is an opportunity to consider mechanisms to re-establish and protect habitats.

## Review of County and Local Level Plans, Programmes and Policies

Topic	Title	Summary of Objectives
Biodiversity	Beach Management Plan for the Burrow 2005-2010	The objectives of this plan are the preservation of the beach and its character while allowing for community involvement and recreation.
	Fingal Biodiversity Action Plan 2010-2015	The objectives of this plan are to: maintain and enhance biodiversity in Fingal, ensuring that national and international targets for species, habitats and sites are turned into actions at a local level, the development of partnerships to maintain conservation of biodiversity, encouragement of public awareness, undertaking of ecological research and the integration of biodiversity conservation into Fingal policies and objectives as part of sustainable development.
Biodiversity/Cultural Heritage	Fingal Heritage Plan 2011-2017	The aims of this plan are to communicate heritage to the public, to broaden the knowledge base of heritage in Fingal, to encourage community activity and participation and to support the local economy through appropriate integration of heritage.
Landscape	Howth Special Amenity Area Order	The Howth peninsula and nearby Ireland's Eye were designated under a Special Amenity Area Order (SAAO) in recognition of its outstanding natural beauty, recreational value and the need for nature conservation.
	Liffey Valley Special Amenity Area Order	Dublin County Council recognised the exceptional character of the area of the Liffey Valley by making the Liffey Valley Special Amenity Area Order, which created the State's first Special Amenity Area. The Order protects many of the special qualities of the area and aims to preserve and enhance the character and special features of the Liffey Valley. The Liffey Valley Order was confirmed by the Minister for the Environment on the 8th March 1990. The area designated under the SAAO is jointly managed by Dublin City and Fingal.
Cultural Heritage	Fingal Cultural Heritage Plan 2005 - 2010	The Plan identifies objectives and actions to achieve those objectives as well as providing a mechanism to measure progress.
Planning	Fingal Development Plan, 2011-2017	The previous Development Plan set out Fingal County Council's policies and objectives for the development of the County from 2011 to 2017. Development Plans seek to develop and improve in a sustainable manner the environmental, social, economic and cultural assets of the county.
	Dublin City Draft Development Plan 2016-2022	The Dublin City Development Plan sets out the policies and objectives for the development of the City from 2016 to 2022. Development Plans seek to develop and improve in a sustainable manner the environmental, social, economic and cultural assets of the county.
	South Dublin Development Plan 2016-2022	The South Dublin Development Plan sets out the policies and objectives for the development of the county from 2016 to 2022. Development Plans seek to develop and improve in a sustainable manner the environmental, social, economic and cultural assets of the county.
	Kildare Development Plan 2011-2017	The Kildare Development Plan sets out the policies and objectives for the development of the county from 2011 to 2017. Development Plans seek to develop and improve in a sustainable manner the environmental, social, economic and cultural assets of the county.

Topic	Title	Summary of Objectives
	Meath Development Plan 2013-2019	The Meath Development Plan sets out the policies and objectives for the development of the county from 2013 to 2019. Development Plans seek to develop and improve in a sustainable manner the environmental, social, economic and cultural assets of the county.
	Dublin Port Masterplan 2012-2040	The Dublin Port Masterplan sets out the strategic vision of the port including proposals for infrastructure, outlining engineering options, and by outlining other options to increase efficiencies and to provide additional throughput capacity in order to handle predicted growth rates.
	Dublin Airport Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Dublin Airport.
	Your Swords, An Emerging City, Strategic Vision 2035	Fingal County Council is currently preparing a new Town Plan for Swords with a strategic aim to grow Swords to a population of around 100,000. 'Your Swords, An Emerging City, Strategic Vision 2035' is a non-statutory public consultation document that was published in 2009.
	Baldoyle-Stapolin Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Baldoyle/Stapolin.
	Balbriggan-Stephenstown, Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Balbriggan/Stephenstown.
	Ballyboughil Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Ballyboughil.
	Barrysparks Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Barrysparks.
	Broomfield Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Broomfield.
	Cherryhound Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Cherryhound.
	Dardistown Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Dardistown.
	Donabate Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Donabate.

Topic	Title	Summary of Objectives
	Fosterstown Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Fosterstown.
	Garrystown Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Garrystown.
	Hacketstown Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Hacketstown.
	Hollywoodrath Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Hollywoodrath.
	Kilmartin Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Kilmartin.
	Lusk Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Lusk.
	Naul Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Naul.
	Oldtown Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Oldtown.
	Oldtown Mooretown Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Oldtown Mooretown.
	Portmarnock South Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Portmarnock South.
	Rathingle Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Rathingle.
	Rivermeade Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Rivermeade.

Topic	Title	Summary of Objectives
	Rush Kenure Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Rush Kenure.
	Streamstown Local Area Plan	This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of Streamstown.

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**APPENDIX B**  
**Matrix Assessments**

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Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
1.	Promote sustainable development by providing for the integration of economic, environmental, social and cultural issues into the Development Plan policies and objectives, utilising to that end the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) processes.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
2.	Minimise the impact of the County's contribution to climate change, and adapt to the effects of climate change, with particular reference to the areas of land use, energy, transport, water resources, flooding, waste management and biodiversity, and maximising the provision of green infrastructure including the provision of trees and soft landscaping solutions.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
3.	Contribute to the creation of a more socially inclusive, equal and culturally diverse society by providing for appropriate community infrastructure, quality public realm and improving access to information and resources. Seek new innovative ways of enhancing social inclusion and ensure the Plan can facilitate initiatives arising from the Social Inclusion and Community Activation Programme (SICAP), where appropriate.	+/-	+	+	+/-	+/-	0	0	+/-	+/-	+	New Infrastructure will have the potential to negatively impact on BFF, SL, W, CH & L.
4.	Add quality to the places where Fingal's people live, work and recreate by integrating high quality design into every aspect of the Plan promoting adaptable residential buildings and ensuring developments contribute to a positive sense of place and local distinctiveness of an area.	0	+	+	0	0	0	0	+	+	+	No negative impacts anticipated.
5.	Promote and facilitate the long-term consolidation and growth of the County town of Swords generally as provided for in the Swords Strategic Vision 2035.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	The Swords Vision promotes the consolidation of development in association with provision of Metro North. While there are significant advantages to directing consolidated development in one

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												area e.g. for services such as water/ wastewater/ public transport, there are also potential negative impacts on BFF, W, A, C associated with urbanisation.
6.	Consolidate the growth of the major centres of Blancharstown and Balbriggan largely within their previously identified limits by encouraging infill rather than greenfield development and by intensification at appropriately identified locations.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	Similar issues to Strategic Policy 5 on consolidation of Swords. Infill development has positive impacts on the environment through reducing greenfield development but any development will have the potential for negative effects.
7.	Consolidate the development and protect the unique identifies of the settlement of Howth, Sutton, Baldoyle, Portmarnock, Malahide, Donabate, Lusk, Rush and Skerries.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	Similar issues to Strategic Policy 6.
8.	Develop a strategy to promote and deliver an enhanced identity and link with Fingal for the wider communities of Santry, Ballymun, Meakstown/Charlestown, Finglas and Lanesborough and define them beyond the existing named South Fingal Fringe Settlement.	+	+	+	+	+	+	+	+	+	+	A focused strategy will assist with developing links to these areas and will offer positive impact in terms of P, HH, CH and MA. The manner in which the links may be developed is not clear, however where this includes linear infrastructure there will be potential for negative impacts from construction and operation to all environmental areas.
9.	Promote the vibrancy of town centres by providing for a mix of uses within these areas, including cultural and community uses and upper floor residential, as appropriate.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	Similar issues to Strategic Policy 7 in relation to development. Specifically positive impacts for P and HH through provision of a wide range of uses and promoting a vibrant town centre.

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
10.	Safeguard the current and future operational, safety and technical requirements of Dublin Airport and provide for its ongoing development (incl. the second runway and potential commercial opportunities) within a sustainable development of framework. The framework shall take account of any potential impact on local communities and shall have regard to any wider environmental issues.	0/-	+/-	+/-	0	-	-	-	-	+	0	Potential negative impacts as a result of noise and traffic nuisance associated with the continued development of the airport. Expansion of the airport will encourage air transport which has potential negative implications for A & CF. Increase in airport operations may also impact negatively on BFF where flight paths intersect SPAs along the coastal area. Suggest reference is made to government policy on climate change.
11.	Promote enterprise and employment throughout the Country, including the Metro North Economic Corridor and Blanchardstown and work with the other Dublin Local Authorities to promote the Dublin City Region as an engine for economic growth for the Region and the County.	-/0	+	+	-/0	+/-	+/-	+/-	-/0	+	-/0	Promoting enterprise and employment in these areas may give rise to negative impacts on BFF, SL, CH and L through associated development, increased use of resources, increased pollution and landuse changes. Positive impacts are anticipated for P, HH, and MA. The promotion of MNEC and Blanchardstown will require the provision of utilities and therefore positive impacts can be expected for W, A & CF. Suggest reference to sustainability is included in the Policy.
12.	Protect, maintain and enhance the natural and built heritage of the County.	+	+	+	+	+	0	0	+	0	+	Overall positive to neutral impacts.
13.	Safeguard the 'green agricultural' identity of North Fingal, promoting the rural character of the County and supporting the agricultural/horticultural	0/-	+	+	+/-	0/-	0	0	0/-	+	0/-	Overall positive on P, HH and MA through and economic knock on from the agricultural/ horticultural

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	production sector.											sectors. Neutral to negative impacts on the environment from the activities involves in this sector such as impacts on rivers from abstraction. Suggest reference to sustainability is included in the Policy.
14.	Provide viable options for the rural community through the promotion of controlled growth of the rural villages and clusters balanced with careful restriction of residential development in the countryside, recognising the unique value of rural communities in Fingal.	0/-	+	+	-	-	0	0	+/-	+/-	+/-	Growth in rural areas has potential negative impacts for BFF, SL, W, CH, MA and L through change of landuse and construction related impacts. W in particular may be impacted by insufficient or inappropriate WWT as many rural based residences will depend on On-site Waste Water Treatment (OSWWT). Positive impacts on P, HH and CH by promotion and retention of rural communities. Suggest inclusion of text at end of policy to say ... in Fingal whilst protecting the natural and built heritage within the county.
15.	Strengthen and consolidate greenbelts around key settlements.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
16.	Seek the development of a high quality public transport system throughout and adjoining the County, including the development of modern light rail systems integrated into the existing rail network like Metro North and Metro West, improvements to the railway infrastructure incl. the Dart Expansion Programme DEP, the facilitation of QBCs and BRT systems together with enhanced facilities for walking and cycling.	-/0	+	+	-/0	-/0	+	+	-/0	+	-/0	Potential negative impacts on BFF, W, SL, CH and L as a result of construction related impacts. Linear infrastructure such as Metro can result in habitat fragmentation with resultant negative impacts for BFF. Positive impacts anticipated for A, CF, P, HH and MA from provision of a network of

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												transportation options that take focus from private car use. All new transportation infrastructure shall be subject to Screening for Appropriate Assessment at the project level.
17.	Promote, improve and develop a well-connected modern national, regional and local roads and public transport infrastructure geared to meet the needs of the County and Region and providing for all road users, prioritising walking, cycling and public transport.	-/0	+	+	-/0	-/0	+	+	-/0	+	-/0	Similar issues to Strategic Policy 16. Overall very positive for P, HH, A, CF and MA through improved access to a range of transportation options.
18.	Work with Irish Water to secure the timely provision of the water supply and drainage infrastructure necessary to facilitate the sustainable development of the County and the Region.	+/-	+	+	0	+	0	0	0	+	0	This is a very positive policy as there are critical capacity issues for Fingal. Impacts are positive to neutral however construction of infrastructure could have temporary negative impacts on BFF. Policies supporting this strategic policy should make it conditional that sufficient capacity be delivered before permissions for development are granted.
19.	Secure the timely provision of other infrastructure essential to the sustainable development of the County, in particular in areas of resource and waste management, energy supply, renewable energy generation and ICT.	0/-	+	+	0/-	+	+	+	+/-	+	+/-	Potential negative impacts on BFF, SL, CH and L from provision of infrastructure. Screening for Appropriate Assessment (AA) will be required for any such development as stated in the overarching requirements for AA set in Chapter 1 of the Written Statement.
20.	Ensure the timely provision of community infrastructure including schools, recreational and	0/-	+	+	0/-	+	+	+	+/-	+	+/-	Potential negative impacts on BFF, SL, CH and L from provision of

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	sports facilities, roads, waste water treatment facilities and emergency services, commensurate with the number of housing units proposed for construction on lands zoned for residential development.											infrastructure. Screening for Appropriate Assessment (AA) will be required for any such development as stated in the overarching requirements for AA set in Chapter 1 of the Written Statement.
21.	Ensure new developments have regard to the recommendations of the Flood Risk Assessment, generally avoiding development on areas liable to flooding or which would be liable to exacerbate flooding.	+	+/-	+	+	+	+	+	+	+	+	Positive long term impacts anticipated with the exception of P as there may be restrictions on the location of development.
22.	Promote, drive and facilitate the transition in the future to an entirely renewable energy supply.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Overall positive impacts for the environment especially A, CF and MA, however depending on the type of renewable energy development there is potential for negative impacts on the environment. Suggest inclusion of text at end of supply to say, in line with current national renewable energy and climate change policy.
23.	The Council recognises that climate change is an overriding challenge facing us locally as well as globally. In addressing and responding to this challenge, Fingal will be required to both adapt to climate change, as well as mitigate against climate change, including reducing emissions and unsustainable energy consumption.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Similar issues to Strategic Policy 22. Suggest inclusion of text to say..Fingal will both adapt to climate change and as well as mitigate against climate change, including reducing emission and unsustainable energy consumption in line with the measures identified in the National Mitigation Plan for Climate Change and forthcoming Adaptation Framework and Plans.
24.	Promote and maximise the benefits of quality of life,	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Overall positive impacts

Ref	Strategic Policy	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	public health and biodiversity arising from implementation of policies promoting climate change adaption and mitigation.											anticipated but as the policies for promoting climate change adaptation and mitigation are not defined and there are unknown impacts on the environment.  Suggest text change to word adaption to adaptation in line with phrasing within Climate Action and Low Carbon Bill 2015.
25.	Encourage innovation and facilitate the development of pilot schemes that support climate change mitigation and adaption.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Similar issues to Strategic Policy 24.  Suggest text change to word adaption to adaptation in line with phrasing within Climate Action and Low Carbon Bill 2015.  Suggest that pilot schemes that support climate change mitigation and adaptation are in line with the National Mitigation Plan for Climate Change and forthcoming Adaptation Framework and Plans .
26.	Develop, in consultation with stakeholders appropriate strategies and policies to facilitate a reduction in green house and carbon emissions and development of a sustainable energy and climate change action plan for the County.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Similar issues to Strategic Policy 24.  The unknown nature of the strategies and policies means impacts cannot be defined.  Suggest text change....for the County in line with the Local Authority Renewable Energy Strategy (LARES) document.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 2 Core &amp; Settlement Settlement</b>												
<b>Settlement Strategy</b>												
SS01	Consolidate the vast majority of the county's future growth into the strong and dynamic urban centres of the metropolitan area while directing development in the hinterland to towns and villages, as advocated by national and regional planning guidance.	+/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Alignment with the RPGs through consolidation of the metropolitan area will have positive impacts on P, HH, MA resulting in more efficient services for transport, water and wastewater. Indirect positive impacts on A and CF through more utilisation of public transport. Direct negative impacts on BFF, SL, W and CH through any loss of lands, increased pressure on open spaces and resources. Suggest text inclusion "directing sustainable development in the hinterland"
SS02	Ensure that all proposals for residential development accord with the county's settlement strategy and are consistent with Fingal's identified hierarchy of settlement centres.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
SS03	Identify sufficient lands for residential development in order to achieve the housing and population targets set out in the Core Strategy, while ensuring that excess lands surplus to this specific requirement are not identified, in order to prevent fragmented development, uneconomic infrastructure provision and car dependent urban sprawl.	0/-	+	+	0/-	0/-	0	0	0/-	+	0	The objective is positive for P and HH in relation to ensuring sufficient allocation of land to meet housing and population targets. Also positive for MA by trying to reduce urban sprawl and co-ordinate land use planning and services. Depending on the chosen lands there could be negative impacts on BFF, SL, W and CH from residential development. Suggest text inclusion "sustainable residential development"
SS04	Direct rural generated housing demand to	+	+/-	+	+	+	+	+	+	+	+	Positive impact for the environment as

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
	villages and rural clusters in the first instance and to ensure that individual houses in the open countryside are only permitted where the applicant can demonstrate compliance with the criteria for rural housing set down by this Development Plan.											the focus of this objective is to located housing in rural clusters and reduce one off housing. The exception will be that negative impacts for P has they will be restricted in where they can decide to live. Suggest text inclusion “sustainable rural housing set down by this”
SS05	Strengthen greenbelt lands by identifying opportunities for infill development and consolidation of existing towns to reduce the need to zone additional greenfield lands and ensure the preservation of strategic greenbelts between our towns and villages.	+	+	+	+	+	0	+	+	+	+	No negative impacts anticipated. The protection of the greenbelt has positive impacts on the environment.
SS05	Promote the provision of affordable and social housing and specialised housing including sheltered housing, housing for the homeless, emergency accommodation and housing for people with disabilities.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
SS06	Promote development within the Greenbelts which has a demonstrated need for such a location, and which protects and promotes the permanency of the Greenbelt, and the open and rural character of the area.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
SS07	Promote public parks, outdoor sports facilities and other recreational uses within the Greenbelts in accordance with the Green Infrastructure Strategy and open space policy.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
SS08	Promote opportunities for the enhancement and protection of biodiversity and natural heritage within the Greenbelt.	+	+	+	+	+	+	+	0	+	+	No negative impacts anticipated.
<b>Settlement Strategy for the Metropolitan Area</b>												
SS09	Promote the Metropolitan Consolidation	+/-	+	+	+/-	+/-	+	+	+/-	+	+/-	Positive in relation to meeting RPG

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Towns of Swords and Blanchardstown as Fingal's primary growth centres for residential development in line with the County's Settlement Hierarchy.											targets. Significant advantages to directing consolidated development in two areas and positive indirect impacts on the environment from accessibility to services such as water/ wastewater/ public transport. Potential negative impacts on BFF, SL, W, CH and L associated with urbanisation.
SS10	Facilitate the provision of adequate employment, retail, community and cultural facilities to serve the growing residential communities of Swords and Blanchardstown.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
SS11	Promote the continued development of Swords and Blanchardstown as core economic areas for enterprise in partnership with relevant State agencies.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
SS12	Strengthen and consolidate existing urban areas adjoining Dublin City through infill and brownfield redevelopment in order to maximise the efficient use of existing infrastructure and services.	+/-	+	+	+/-	+/-	0	0	+/-	+	+/-	Positive impacts for BFF, SL, W, CH and L through limiting greenfield development and focusing on infill and brownfield development. Potential negative impacts on the environment from associated development depending on its location.
SS13	Examine the possibility of achieving higher densities in urban areas adjoining Dublin City where such an approach would be in keeping with the character and form of existing residential communities, or would otherwise be appropriate in the context of the site.	0	+	+	0	0	0	0	0	+	0/-	A positive objective in relation to consolidation that will have neutral impacts except for landscape. Depending on the heights of the buildings in urban areas potential for negative impact on existing environment.
SS14	Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	Positive impacts on P, HH and MA through development and growth in a planned manner linked to service capacity. New development has the

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	of the area and taking account of the ecological sensitivity of qualifying features of nearby European sites.											potential to negatively impact on BFF, SL, W, CH and L through loss of land. Suggest text inclusion “sustainable development and growth”
SS15	Ensure development in Portrane is sensitively designed and respects the unique character and visual amenities of the area, taking account of the ecological sensitivity of European Sites surrounding The Burrow at Portrane.	0	+	+	0	0	0	0	0	0	+	Positive impact in relation to landscape to ensure design respects sensitivities such as coastal designations. Indirect positive on P and HH. Suggest text inclusion “sustainable development in Portrane”
<b>Settlement Strategy for the Hinterland Area</b>												
SS16	Support and facilitate residential, commercial, industrial and community development to enable Balbriggan to fulfil its role as a Large Growth Town in the Settlement Hierarchy recognising its important role as the largest town in the hinterland area.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Positive for P, HH and MA as provide potential employment and ensure Balbriggan is a Large Growth Town. Depending on the chosen lands there could be negative impacts on BFF, SL, W and CH from development. Indirect positive on A and CF through ensuring provision within the town and reducing commuting to other areas for employment. Suggest text inclusion “sustainable residential development”
SS17	Manage the development and growth of Lusk, Rush and Skerries in a planned manner linked to the capacity of local infrastructure to support new development.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Positive impacts P, HH and MA through appropriate development linked to services. Positive for A and CF as development would be linked to infrastructure promoting sustainable transport. Potential negative on BFF, SL, W, CH and L through development and impacts on greenfield along a sensitive coastline. Screening for Appropriate Assessment will be required for development along

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												the coast to ensure protection of the European sites. Suggest text inclusion "sustainable growth"
SS18	Ensure development in Balrothery and Loughshinny is sensitively designed and respects the unique character and visual amenities of these villages.	0	+	+	0	0	0	0	0	0	+	Positive impact in relation to landscape to ensure design respects sensitivities such as coastal designations. Indirect positive on P and HH. Suggest text inclusion "sustainable development in Balrothery and Loughshinny"

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 3 Placemaking &amp; Communities</b>												
<b>Statement of Policy</b>												
SP01	Deliver successful and sustainable communities through the provision of infrastructure, adequate housing, open space, retail, leisure, employment, community and cultural development supporting the needs of residents, workers and visitors, whilst conserving our built and natural heritage.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	A positive policy on P, HH and MA in relation to provision of housing and the necessary amenities to provide sustainable communities. Promotion of economic development in towns and villages will have a positive impact on population by providing employment closer to centres of population, leading to more sustainable travel patterns and reduction in climate emissions. Development could indirectly impact on the environment and BFF, SL, W, CH and L.  Suggest text inclusion “natural heritage thereby providing for sustainable communities”
SP02	Ensure that the built environment is of a high quality design standard.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.
SP03	Continue to attract and retain retail quality jobs that are well-paying and environmentally friendly. Placemaking builds the necessary foundation upon which new enterprises can be developed and can grow, creating lasting, sustainable prosperity for local communities.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.
SP04	Ensure communities develop in a co-ordinated sustainable manner to create vibrant and viable places and ensure new development respects the existing character of existing centres.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
SP05	Provide high quality housing and residential areas in identified areas to meet the needs and expectations of all residents.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated. This policy complies with strategic policy of consolidation and development in identified areas.
SP06	Ensure adequate provision of accessible high quality open space and recreational facilities in the County.	+/-	+	+	0	0	0	+	0	+	0	No negative impacts anticipated. A positive policy but the location of the open space will have to take into consideration protection of the coastline and European sites.
SP07	Promote adequate provision and distribution of community infrastructure in the County.	0/-	+	+	0	0	0	+	0	+	0	No negative impacts anticipated. A positive policy but the location of the open space will have to take into consideration protection of the coastline and European sites.
Objectives												
PM01	<p>Develop a hierarchy of high quality vibrant and sustainable urban &amp; village centres including the continued development and enhancement of:</p> <ul style="list-style-type: none"> <li>• Swords as the County Town of Fingal</li> <li>• Blanchardstown as a vibrant major town centre</li> <li>• Balbriggan as a large growth town.</li> <li>• The network of town, village and district centres</li> <li>• A range of local and neighbourhood centres</li> </ul>	0	+	+	0	0	0	+	0	+	0	<p>A policy that is positively focused in relation to where development should occur.</p> <p>Suggest text inclusion “sustainable development and enhancement”</p>
PM02	Protect the primacy and maintain the future viability of the existing major towns in the County and develop them with an appropriate mix of	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	commercial, recreational, civic, cultural, leisure and residential uses.											
PM03	Ensure each Rural Village develops in such a way as to provide a sustainable mix of commercial and community activity within an identified village core which includes provision for enterprise, residential, retail, commercial, and community facilities.	0	+	+	0	0	0	+	0	+	0	A policy that is positively focused in relation to where development should occur.  Suggest text inclusion “sustainable development and enhancement”
PM04	Comply with the Council’s Housing Strategy.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
PM05	Secure the implementation of Fingal County Council’s Traveller Accommodation Programme 2014-2018 and to review this programme if required and/or deemed to be necessary, during the course of the Development Plan.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM06	Ensure high standards of energy efficiency in existing and new residential developments in line with good architectural conservation practice and promote energy efficiency and conservation in the design and development of new residential units, encouraging improved environmental performance of building stock.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.
Local Area Plans, Masterplans and Urban Framework Plans												
PM07	Prepare Local Area Plans for areas designated on the Draft Plan maps in co-operation with relevant stakeholders, and actively secure the	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.  All Local Area Plans will be screened for SEA and Appropriate Assessment.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	implementation of these plans and the achievement of the specific objectives indicated.											
PM08	Prepare Masterplans for areas designated on the Draft Plan maps in co-operation with the relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.  Masterplans will be screened for Appropriate Assessment and should be screened for SEA.
PM09	Implement Masterplans prepared in accordance with this Draft Plan.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.  Masterplans will be screened for Appropriate Assessment and should be screened for SEA.
PM10	Consider the long term Masterplans prepared for the town centres of Swords and Blanchardstown to inform and guide development in these areas.	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	0/-	Neutral to potentially negative impacts as the masterplans date back a number of years and environmental impacts are not considered.
PM11	Consider the Urban Design Framework prepared for the centre of Balbriggan to inform and guide development in this area.	0	+	+	0	0	0	0	0	+	+	No negative impacts anticipated.
PM12	Implement the existing Village Design Frameworks prepared as part of the Local Area Plans for Ballyboughil, Garristown, Naul, Oldtown, Rivermeade and Rowlestown.	0	+	+	0	0	0	0	0	+	+	No negative impacts anticipated.
PM13	Prepare Urban Framework Plans, where appropriate, liaising closely with landowners, developers and other relevant stakeholders. These documents shall indicate the broad	0	+	+	0	0	0	0	0	+	0	An urban framework plan is positive once environmental considerations are included. Suggest text inclusion "permitted development and any potential environmental impacts"

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	development parameters for each site and take cognisance of permitted developments and any potential environmental impacts.											
PM14	Local Area Plans, Masterplans, Urban Framework Plans and other plans and strategies will be subject to Strategic Environmental Assessment as appropriate and Screening for Appropriate Assessment.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
<b>Areas of Disadvantage</b>												
PM15	Identify and secure the redevelopment and regeneration of areas in need of renewal.	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	The presumption is that redevelopment will occur on brownfield lands and will be subject to proper planning and sustainable development, therefore this objective will be positive for P, HH and MA. Potential for negative impacts on BFF, SL, W, CH and L depending on the manner and type of redevelopment/ renewal. Suggest text inclusion "renewal in line with proper planning and sustainable development"
PM16	Identify areas and recommend methods of small-scale urban regeneration in the RAPID area and other disadvantaged areas.	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	RAPID - revitalising areas by planning, investment and development The presumption is that redevelopment will occur on brownfield lands and will be subject to proper planning and sustainable development, therefore this objective will be positive for P, HH and MA. Potential for negative impacts on BFF, SL, W, CH and L depending on the manner and type of redevelopment/ renewal. Suggest text inclusion "areas, in line with proper planning and sustainable development"
PM17	Prepare a vacant sites register as per the requirements of the Urban Regeneration and Housing Act 2015.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
PM18	Promote the utilisation of the available funding to improve and revitalise urban centres, towns and villages.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
<b>Public Realm</b>												
PM19	Prepare Public Realm Strategies, where appropriate, liaising closely with residents and other relevant stakeholders.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
PM20	Enhance the visual amenity of existing town and village centres, minimising unnecessary clutter, and provide guidance on public realm design, including wirescape, shopfront design, street furniture and signage.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
<b>Sustainable Design and Standards</b>												
PM21	Improve the efficiency of existing buildings and require energy efficiency and conservation in the design and development of all new buildings within the County.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.
PM22	Promote energy efficiency and conservation above Building Regulations standards in the design and development of all new buildings and residential schemes in particular and require designers to demonstrate that they have taken maximising energy efficiency and the use of renewable energy into account in their planning application.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.
PM23	Encourage the production of energy from renewable sources, such as	0/-	+/-	+/-	0/-	0/-	+	+	0/-	+	0/-	Energy developments have the potential to negatively impact on the environment and BFF,

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	from Bio-Energy, Solar Energy, Hydro Energy, Wave/Tidal Energy, Geothermal, Wind Energy, Combined Heat and Power (CHP), Heat Energy Distribution such as District Heating/Cooling Systems, and any other renewable energy sources, subject to normal planning considerations.											SL, W, CH and L. They can also affect P and HH through noise pollution depending on siting. Direct positive impacts on A and CF. The Council has committed to a Local Authority Renewable Energy Strategy which will address at a strategic level the types of renewable energy sources that should be considered for development in Fingal and the potential environmental impacts. Suggest text inclusion "planning considerations and in line with any necessary environmental assessments."
PM24	Promote excellent urban design responses to achieve high quality, sustainable urban and natural environments, which are attractive to residents, workers and visitors and are in accordance with the 12 urban design principles set out in the <i>Urban Design Manual – A Best Practice Guide</i> (2009).	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. Objective seeks to use documents grounded in sustainability, which take environmental considerations e.g. nature conservation, use of SuDs etc. into account.
PM25	Have regard to the joint Department of Transport, Tourism and Sport and the Department of Environment, Community and Local Government's Design Manual for Urban Streets and Roads (DMURS), (2013) and the National Transport Authority's Permeability Best practice Guide (2015), in the provision of good urban design.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
PM26	Enhance and develop the fabric of existing and developing rural and urban centres in accordance with the	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	principles of good urban design, including the promotion of high quality well-designed visually attractive main entries into our towns and villages.											
PM27	Locate different types of compatible land uses e.g. residential, employment, local retail and daily service needs close together, so as to encourage a greater emphasis on the use of sustainable transport modes.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated.
PM28	Encourage a mix of uses in appropriate locations, e.g. urban centres, village centres, neighbourhood centres.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
PM29	Encourage appropriate residential, social and community uses in town and village centres in order to enhance their vitality and viability and recognising diversity of communities and actively promote these uses in existing under-utilised or vacant building stock as a mechanism to combat vacancy in town centres.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
PM30	Ensure an holistic approach, which incorporates the provision of essential and appropriate facilities, amenities and services, is taken in the design and planning of new residential areas, so as to ensure that viable communities emerge and grow.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.  Suggest text inclusion “sustainable viable communities.”
	Achieve an appropriate dwelling mix,	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
PM31	size, type, tenure in all new residential developments.											
PM32	Ensure consolidated development in Fingal by facilitating residential development in existing urban and village locations.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated. Focus is on consolidation and not development on greenfield sites.
PM33	Ensure a mix and range of housing types are provided in all residential areas to meet the diverse needs of residents.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM34	Have regard to <i>Sustainable Residential Development in Urban Areas</i> (2009) and its companion document <i>Urban Design Manual – A Best Practice Guide</i> when determining densities.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.
PM35	Encourage increased densities at appropriate locations whilst ensuring that the quality of place, residential accommodation and amenities for either existing or future residents are not compromised.	0	+	+	0	0	0	+	0	+	0	No negative impacts anticipated.
PM36	Have regard to <i>'Sustainable Urban Housing: Design Standards for New Apartments'</i> (2007) (or any update or revision of these standards) when assessing apartment developments	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
PM37	Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected.	0/-	+	+	0	0	0	0	0	+	0	Potential direct negative on BFF through loss of greenspace. Suggest text inclusion "character of the area and environment being protected."
	Promote the use of contemporary	0	+	+	0	0	0	0	+	+	0	No negative impacts anticipated.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
PM38	and innovative design solutions subject to the design respecting the character and architectural heritage of the area.											
PM39	Encourage sensitively designed extensions to existing dwellings which do not negatively impact on the environment or on adjoining properties or area.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.  Suggest text inclusion "impact on the environment or on adjoining properties"
PM40	Support the provision of accommodation for third level students in the campus of Third Level Institutions or at other appropriate locations that are nearby to centres of third level education and served by public transport.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting. Suggest text inclusion "education and public transport."
PM41	Require that residential care homes, retirement homes, nursing homes and retirement villages be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of services, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting.
PM42	Consider the existing (and anticipated) character of the area in which a proposed residential care home, retirement home or nursing home is to be located and the compatibility of the use to such an area.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
PM43	Ensure that new dwellings in the rural area are sensitively sited and designed and demonstrate consistency with the immediate Landscape Character Type, and makes best use of the natural landscape for a sustainable, carbon efficient and sensitive design.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
<b>Open Space</b>												
PM44	Provide a wide variety of public open spaces, including allotments, community gardens, permaculture parklands and sporting facilities, on a hierarchical basis throughout the County in order to achieve a choice of open space facilities. Best practice Green Infrastructure Guidelines should be used to determine the location and type of open spaces to be provided.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.  Positive impacts on the environment through provision of open space but consideration of location of open space along the coastline must take into account protection of European sites.
PM45	Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
PM46	Require an equivalent financial contribution in lieu of open space provision in smaller developments	0	0	0	0	0	0	0	0	0	0	Neutral impacts.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	where the open space generated by the development would be so small as not to be viable.											
PM47	Allow recreational/amenity facilities (indoor or outdoor) of a more intensive nature be provided in tandem with larger developments in place of open space requirement. Such provision shall be at the sole discretion of the planning authority. Such facilities shall either be on site or located within the open space 'accessibility from homes' specified in Table 12.5.	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	Neutral to unknown impacts depending on siting and provision of recreational/ amenity facilities. The planning authority must take into consideration environmental impacts when making decisions.
PM48	Ensure coherent clustering of recreational and open space facilities into a recreational hub arrangement unless a more practicable solution is demonstrated.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM49	Require the monetary value of specific intensive facilities to be equal to or greater than the full cost of the open space they replace, inclusive of the development costs of such open space.	0	0	0	0	0	0	0	0	0	0	Neutral impacts.
PM50	Require that intensive recreational/amenity facilities be agreed with, and given in ownership to the Council. The Council may directly manage these facilities and may grant management licences and/or sporting leases in respect of the operation of these facilities, and uses shall be consistent with the	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	provisions of any deed of dedication to which the lands are subject. In areas which are subject to Local Area Plans, the general policy will be decided in the first place at Local Area Plan level, rather than when considering individual planning applications.											
PM51	Ensure intensive recreational/amenity facilities are not used exclusively by any one group.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM52	Consider in exceptional circumstances particularly desirable open space/ recreation/ amenity facilities which do not comply with the foregoing provisions, but only with the specific approval of the Council.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
PM53	Ensure public open space is accessible, and designed so that passive surveillance is provided.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
PM54	Ensure permeability and connections between public open spaces including connections between new and existing spaces.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
PM55	Provide multifunctional open spaces at locations deemed appropriate providing for both passive and active uses.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM56	Provide appropriately scaled children's playground facilities within residential development.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
	Protect, preserve and ensure the	+	+	+	0	0	+	+	0	0	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
PM57	effective management of trees and groups of trees.											
PM58	Ensure all areas of private open space have an adequate level of privacy for residents through the minimisation of overlooking and the provision of screening arrangements.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
<b>Community Infrastructure, Facilities &amp; Services</b>												
PM59	Ensure provision of accessible, adequate and diverse community facilities and services in new and established areas to provide for the well-being of residents.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM60	Ensure community facilities are flexible in their design and promote optimum usage.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM61	Promote the clustering of community, recreational and open space facilities, with community facilities being located in local centres or combined with school facilities as appropriate.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM62	Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM63	Ensure proposals for large scale residential developments include a community facility, unless it can be established that the needs of the new residents can be adequately served within existing or committed community facilities in the area.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
	Support the provision of new	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
PM64	community centres and facilitate the refurbishment and extension of facilities where there is a need for such works. Such facilities shall be accessible by a range of travel modes with an emphasis put on walking, cycling and public transport use, while providing limited car parking facilities to meet anticipated demand of non-local visitors to the centre.											
PM65	Resist the loss of existing social and community facilities such as community centres and youth clubs or any sports facilities including playing fields, unless satisfactory alternatives are available.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
PM66	Encourage the development of multi-functional buildings which are not used exclusively by any one group.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM67	Encourage the provision of childcare facilities in appropriate locations, including residential areas, town and local centres, areas of employment and areas close to public transport nodes.	0	+	+	0	0	0	+	0	0	0	No negative impacts anticipated.
PM68	Ensure that childcare facilities are accommodated in appropriate premises, suitably located and with sufficient open space in accordance with the Childcare (Pre-School Services) (No. 2) Regulations 2006.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM69	Require as part of planning applications for new residential and	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	commercial developments that provision be made for appropriate purpose built childcare facilities where such facilities are deemed necessary by the planning authority.											
PM70	Reserve individual sites for primary and secondary schools in consultation with the Department of Education and Skills as and when they are required. Such sites should be in proximity to public transport.	0	+	+	0	0	0	0	0	0	0	<p>No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting.</p> <p>Text inclusion “are required, in line with proper planning and sustainable development. Such sites should be in proximity to public transport.”</p>
PM71	Facilitate the development of additional schools at both primary and secondary level in a timely manner in partnership with the Department of Education and Skills and/or other bodies in line with proper planning and sustainable development. Such sites should be in proximity to public transport.	0	+	+	0	0	0	0	0	0	0	<p>No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting.</p> <p>Suggest text inclusion “other bodies, in line with proper planning and sustainable development. Such sites should be in proximity to public transport.”</p>
PM72	Require new schools and other education centres to meet the Council’s standards regarding quality of design with an emphasis on contemporary design, landscaping and vehicular movement and vehicular parking. Design of schools and other educational centres should also take account of sustainable building practices, water and energy conservation as well as air quality	0	+	+	0	+	+	+	0	+	0	<p>No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting.</p> <p>Suggest text inclusion “air quality and climate change”.</p>

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	and climate change. Such standards are to be considered and demonstrated in any application for an educational centre.											
PM73	Promote and facilitate the development of existing and new third and higher-level education centres where practicable.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting. Suggest text inclusion "where practicable, in line with proper planning and sustainable development. Such sites should be in proximity to public transport."
PM74	Promote and encourage the multiple usage of school buildings so that school facilities are also available for use by the local community after school hours.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
PM75	Facilitate the development of additional places of worship through the designation and/ or zoning of lands for such community requirements and examine locating places of worship within shared community facilities.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in zoning and siting. Suggest text inclusion "facilities, in line with proper planning and sustainable."
PM76	Encourage and facilitate the development of places of worship in appropriate locations in urban centres and nearby to residential communities.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in zoning and siting.
PM77	Support and facilitate the development of health centres, hospitals, clinics and primary care centres in appropriate urban areas.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in zoning and siting.
PM78	Provide for new or extended health care facilities where new housing	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	development is proposed.											considered in zoning and siting.
PM79	Facilitate the provision of new health services in towns, villages and local centres, with good accessibility, particularly for people with a disability.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in zoning and siting.
PM80	Continue to support the development of the existing library service and provide for an expanded service and network subject to need and the availability of resources.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting.
PM81	Encourage the provision of new or improved arts and cultural facilities in Fingal, particularly in parts of the County where there is a deficiency in such provision.	0	+	+	0	0	0	0	+	+	0	No negative impacts anticipated.
PM82	Actively foster and promote the arts in order to preserve and develop the unique history and heritage of the County.	0	+	+	0	0	0	0	+	+	0	No negative impacts anticipated.
PM83	Ensure that facilities where possible are accessible by public as well as private transport.	0	+	+	0	0	0	0	+	+	0	No negative impacts anticipated. Suggest text "in line with proper planning and sustainable development".
PM84	Provide and facilitate the development of additional burial grounds in areas across Fingal as required during the life of the Development Plan and which preferably have good public transport links, taking cognisance of the needs of multi-faith and non-religious communities.	0/-	+	+	0/-	0/-	0	0	+	+	0	No negative impacts anticipated as location is unknown and environmental impacts will be considered in siting. Potential impact on BFF, SL and W if not siting in line with environmental assessment.
PM85	Ensure burial grounds are managed and maintained in a manner which	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
	respects their cultural heritage and which provides safety and universal access.											
PM86	Continue to support the provision of a modern and efficient fire service as required and in conjunction with the regional fire brigade strategy.	+	+	+	+	0	+	+	+	+	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 4 Urban Fingal</b>												
<b>METROPOLITAN AREA</b>												
<b>SWORDS</b>												
<b>Swords Dev. Strategy</b>												
	<p>The Development Strategy is to promote the planned and sustainable development of Swords as follows:</p> <ul style="list-style-type: none"> <li>• Consolidate existing and future development within well-defined town boundaries separated from the agricultural hinterland by designated greenbelt areas.</li> <li>• Provide for a much-expanded employment, retail, commercial, civic and cultural base.</li> <li>• Develop high quality public transport links to Dublin City, Dublin Airport and the Greater Dublin area, with a particular emphasis on the proposed new Metro North.</li> <li>• Target and facilitate the development of high tech and advanced manufacturing and other high intensity employment generating uses and service providing uses, in particular developments which include the provision of a hospital, 3<sup>rd</sup>/4<sup>th</sup> level educational facilities and major integrated sports facility.</li> <li>• Promote the development of high quality living and working environments.</li> <li>• Develop Swords, in the long term, in accordance with Your Swords An Emerging City Strategic Vision 2035. This Strategic Vision is contingent on Metro North coming to Swords.</li> <li>• Promote lands at Lissenhall as a longer term strategic area suitable for mixed use development.</li> </ul>	+/-	+/-	+/-	0/-	+/-	+	+	0/-	+	0/-	<p>There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner in which development is undertaken.</p> <p>The emphasis on quality public transport will be positive for P, HH, A, CF and MA but it is not clear as to whether the development of the Metro will be in the lifetime of this plan.</p> <p>The consolidation of Swords and the focus on attracting technology with the knock on effect on employment is positive for P. It will also have knock on indirect positive impacts on BFF and W through consolidation and provision of necessary wastewater services.</p> <p>The strategic land bank of Lissenhall will focus consolidation and will require strategic planning and environmental assessment.</p> <p>Suggested text inclusion “mixed use development, in line with proper planning, environmental assessment and sustainable development”.</p>











	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>intended to be exhaustive.</p> <p><u>Barryspark Masterplan (MP8A)</u></p> <ul style="list-style-type: none"> <li>• Provide for high-density high-quality mixed-use development, which ensures connectivity between Major Town Centre lands east and west of the R132 and facilitates a multi-modal interchange at Swords Metro Stop providing for pedestrian and cycle links.</li> <li>• Establish strong links between Barryspark and Holywell.</li> <li>• A new road shall be constructed through the western section of the subject lands which shall in time connect the R132 to the proposed Airside – Drinan Link Road to the south.</li> <li>• A new road shall be constructed through the eastern section of the subject lands which shall in time connect the R132 via the Drynam Road to the proposed Airside – Drinan Link Road to the south.</li> </ul> <p><u>Estuary West/ Holybanks Masterplan (MP8B)</u></p> <ul style="list-style-type: none"> <li>• Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of: the Glen Ellan distributor Road; the extended Broadmeadow Riverside Park and Jugback Lane.</li> <li>• A mixed Local Services Area shall be provided in the centre of the ME zoned land close to Newtown House and the stand of mature trees.</li> <li>• The lands will be subject to a detailed flood risk assessment to address potential flood risk and proposed mitigation measures.</li> <li>• Provide for an extension to the Broadmeadow</li> </ul>											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>Riverside Park between Jugback lane and Balheary Road in conjunction with the first phase of the development of the Masterplan lands.</p> <ul style="list-style-type: none"> <li>• Provide for pedestrian and cycle routes within the Masterplan lands (in particular, along a west – east access linking the proposed Local Service Area in the masterplan lands with Applewood to the west); along the extended riverside park; and along Jugback Lane.</li> <li>• Provide for the retention and protection of the mature stands of trees around Newtown House as part of the development.</li> <li>• Provide for buildings to be set back in a landscaped setting from the edge of Jugback Lane.</li> </ul> <p><u>Estuary East Masterplan (MP8C)</u></p> <ul style="list-style-type: none"> <li>• Facilitate for a new Metro North through these lands and an appropriate relationship with Metro North at this location.</li> <li>• Future development shall provide a strong urban edge with attractive elevations which address, overlook and provide a high degree of informal supervision of: the Balheary Road (southern section, south of the junction with Glen Ellan Road); the link road between Castlegrange and the Estuary roundabout; the extended Broadmeadow Riverside Park to the north and the Ward River which crosses through the subject lands.</li> <li>• Provide for pedestrian and cycle routes within the Masterplan lands (in particular, along a west – east axis linking the subject lands the Estuary metro Stop along the R132 and to adjoining</li> </ul>											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>Estuary West/Holybanks Masterplan lands; and also along the extended Broadmeadow riverside park and along the Ward River Valley).</p> <ul style="list-style-type: none"> <li>• No development will be permitted on Balheary Park until these public open space lands are replaced by similar recreational facilities within the proposed Regional Park on the west side of the town.</li> <li>• The Masterplan lands shall be subject to a detailed flood risk assessment.</li> <li>• Develop the Ward River corridor as a 'green spine' through the subject lands connecting into the Broadmeadow River Park.</li> <li>• Retail the existing stone walling along the R132.</li> </ul> <p><u>Fosterstown Masterplan (MP8D)</u></p> <ul style="list-style-type: none"> <li>• Provide for required road improvements including: the construction of the Fosterstown link Road; realignment and improvements to the Forrest Road and improvements to the R132 (including Pinnock Hill) as part of the phased development of the Masterplan lands.</li> <li>• Provide for a vehicular connection to the adjoining MC zoned lands to the north.</li> <li>• In order to protect existing residential amenities, where development immediately adjoins existing residential development, the heights of such development shall be restricted to 2-3 storeys.</li> <li>• Future development shall provide a strong urban edge with attractive elevations which satisfactorily address, overlook and provide a high degree of informal supervision of the R132, the Forrest Road and the Fosterstown Link Road.</li> <li>• Facilitate for a new Metro North through these lands and an appropriate relationship with</li> </ul>											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>Metro North at this location.</p> <ul style="list-style-type: none"> <li>The existing stream which crosses the lands shall be maintained within a riparian corridor. The majority of the public open space shall be provided along the stream and it shall link into the existing public open space at Boraimhe.</li> </ul> <p><u>Crowscastle Masterplan (MP8E)</u></p> <ul style="list-style-type: none"> <li>Develop a detailed road design for Airside – Feltrim Link Road within the corridor and ensure delivery of this road in tandem with/prior to development of adjoining RS and HT lands.</li> <li>Establish strong links between Barryspark and Holywell.</li> <li>Provide for a linear park incorporating a Strategic SuDs and Flood Risk Management Corridor across these lands linking into the existing public open space at Holywell.</li> </ul> <p><u>Watery Lane Masterplan (MP8E)</u></p> <ul style="list-style-type: none"> <li>Consult with the Health and Safety Authority in regard to the Seveso Sites to the south of the subject lands as part of the Masterplan process.</li> </ul>											
<b>BLANCHARDSTOWN</b>												
<b>Blanchardstown Dev. Strategy</b>												
	<p>Promote the planned and sustainable development of Blanchardstown, positioning it as an important residential, service, employment, retail, and leisure centre, specifically by:</p> <ul style="list-style-type: none"> <li>The provision of civic, cultural, retail, commercial, residential and employment activity within Blanchardstown at a level appropriate for a Metropolitan Consolidation Town.</li> <li>Promote lands at Dunsink as a longer term strategic area suitable for mixed use development.</li> </ul>	0/-	+/-	+/-	0/-	0/-	0	0	0/-	+	0/-	<p>There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner in which development is undertaken.</p> <p>The strategic land bank of Dunsink will provide for housing and be positive for P, HH and MA. It will require strategic planning and environmental assessment.</p>







	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<ul style="list-style-type: none"> <li>• Facilitate the development of a new railway station on the existing Dublin-Maynooth line at Porterstown if required.</li> <li>• Facilitate re-location of St. Mochtas FC grounds to a new site north of the Luttrellstown Road. This new site will be in addition to a proposed 8 hectare public park.</li> <li>• Provide pedestrian and cyclist access routes to the subject lands from the Riverwood/Carpenterstown area.</li> <li>• Create a new neighbourhood public park of a minimum of 8 hectares. This park shall be linked to Porterstown Park, Luttrellstown Road and Beech Park by dedicated pedestrian and cyclist facilities.</li> <li>• Protect the rural character and setting of Luttrellstown Road and enhance its use for pedestrians and cyclists.</li> <li>• Provide a study of the tress, hedgerows and other features of biodiversity value suitable for retention and a programme agreed with the Council's Biodiversity Officer as to how these features can be protected or improved and the biodiversity value of the Canal maintained or improved.</li> </ul> <p data-bbox="315 1190 678 1214"><u>Barnhill Local Area Plan (LAP13B)</u></p> <ul style="list-style-type: none"> <li>• Construction of houses on these lands will be dependent on the delivery of the proposed new road and bridge over the railway.</li> <li>• Ensure the provision of pedestrian access</li> </ul>											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>between Barberstown/Barnhill and the Hansfield SDZ by means of a new pedestrian overbridge integrated with adjoining development including the proposed Hansfield rail station.</p> <ul style="list-style-type: none"> <li>Adoption of the Local Area Plan shall be dependent on the rail station at Hansfield being open, accessible and serviced by train.</li> </ul> <p><u>Old School House Masterplan (MP13A)</u></p> <ul style="list-style-type: none"> <li>Development provided for within the Masterplan lands shall be to secure the preservation, conservation and redevelopment of the Old School House, a Protected Structure. Any new development will respect the integrity of the Protected Structure to be retained.</li> <li>No residential or commercial unit shall be sold or occupied pending the full reinstatement of the Protected Structure to the satisfaction of the Planning Authority.</li> <li>Preserve the Old School House, a Protected Structure, and facilitate its rehabilitation into a suitable long-term use that is integrated with the back lands adjacent to The Royal Canal and which provides public access, and links to The Royal Canal as a central design feature.</li> <li>Facilitate a comprehensive re-development of this backland area which provides new pedestrian and cycle route connections to adjoining sites.</li> </ul>											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<ul style="list-style-type: none"> <li>Provide for integration with The Royal Canal and with adjoining Open Space lands.</li> </ul> <p><u>Kilshane Masterplan (MP12A)</u></p> <ul style="list-style-type: none"> <li>These lands shall be fully integrated from the adjoining General Employment lands.</li> </ul> <p><u>Navan Road Parkway Masterplan (MP13B)</u></p> <ul style="list-style-type: none"> <li>Protect the existing and proposed Regional Drainage Infrastructure traversing the lands north of the N3 in any future development.</li> <li>Provide for a comprehensive surface water attenuation and SuDs scheme for the entirety of the Masterplan lands. This shall fully integrate with the drainage arrangements for the former Phoenix Park racecourse development opposite.</li> <li>Provide for on-site surface water attenuation ponds which shall be developed as high quality landscaped features of the site.</li> <li>Ensure that new development is of high design quality reflecting the landmark and visually sensitive status of this location. Views northwards to Dunsink environs shall be provided by means of visual breaks and adequate separation of the new buildings.</li> <li>Provide for a detailed phasing of construction of development in the Masterplan in tandem with the delivery of transport and drainage infrastructure.</li> </ul>											









	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
TYRR4	Secure a safe and convenient road, pedestrian and cycle system and street network to accommodate the growth of Tyrrelstown.											
<b>Hollystown Dev. Strategy</b>												
	Ensure the future development of this area respects existing development within the area and done in a sustainable manner to provide a high quality living environment for the existing and future population.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
<b>Hollystown Objectives</b>												
HOLL1	Provide for an appropriate level of development to complement existing local services and promote the provision of community facilities at a scale commensurate with the level of existing and future residential development.											There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner in which development is undertaken. Positive for P, HH, MA through provision of housing. Positive for A and CF through provision of cycle facilities.
HOLL2	Ensure the physical and visual integration of the centre with the newly developing residential areas and landscape setting.	0/-	+/-	+/-	0/-	0/-	+	+	0/-	+	0/-	
HOLL3	Create a network of pedestrian and cycle routes between Tyrrelstown and Kilmartin, Hollystown and Mulhuddart.											
<b>MALAHIDE</b>												
<b>Malahide Dev. Strategy</b>												
	Promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive, historic village settlement and to retain the existing amenities of the area being cognisant of its proximity to an ecologically sensitive coastline including European Sites.	0/-	+/-	+/-	0/-	0/-	0	0	0/-	+	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner in which development is undertaken. Positive impacts on P, HH and MA from provision of housing and consolidation of urban form.
<b>Malahide Objectives</b>												
MALA1	Preserve the special character and identity of the town by securing its physical separation from Swords, Portmarnock and Kinsealy by Greenbelts.	+/-	+/-	+/-	0/-	0/-	+	+	+/-	+	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the





	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	and prepare a public realm strategy to include any issues which may be identified as part of public consultation such as streetscape, car parking, traffic movement, environmental improvements and permeability.											Direct positive impacts on L through public realm. Positive impacts on BFF through protection of the greenbelt. Positive for W and CF through protection of the floodplain.
PORT3	Preserve the identity of the town by securing its physical separation from Malahide by Greenbelts and from Baldoyle by appropriate land use within the open space and high amenity lands.											
PORT4	Protect and manage the flood plain of the Sluice River to the south of Portmarnock and ensure that its integrity as a natural habitat is maintained.											
PORT5	Promote an enhanced rail station and improved rail service, together with the provision of a feeder bus service.											
PORT6	Prepare and/or implement a Local Area Plan for lands at Portmarnock South to provide for strategic development of the area as a planned sustainable mixed use residential development subject to the delivery of the necessary infrastructure. (Refer to Map Sheet No. 9, LAP 9.A)											
<b>HOWTH</b>												
<b>Howth Dev. Strategy</b>												
	Develop the village in a manner that will protect its character, and strengthen and promote the provision and range of facilities, especially the retention and promotion of retail convenience shopping and community services to support the existing population and tourists. Future development will be strictly related to the indicated use zones including the infilling of existing developed areas rather than further extension of these areas. Development will be encouraged which utilises	+/-	+/-	+/-	0/-	0/-	0	0	0/-	+	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner in which development is undertaken. Positive impacts on P, HH and MA from provision of housing and services.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	the recreational and educational potential of the area and other nearby natural environments of high quality. The strategy for Howth Peninsula is to ensure the conservation and preservation of its sensitive and scenic area, in particular through the implementation of the Howth Special Amenity Area Order, being cognisant of the potential increasing pressures that could arise as a result of the implementation of the Fingal Tourism Strategy.											Positive for BFF through the implementation of HSAAO.
<b>Howth Objectives</b>												
HOWT1	Ensure that development respects the special historic and architectural character of the area.											<p>There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner in which development is undertaken.</p> <p>Encouraging and promoting services would generate employment and have positive effect on P and HH.</p> <p>Direct positive impacts on L through public realm.</p> <p>Positive impacts on BFF through implementation of HSAAO.</p> <p>Positive for W and CF through protection of the floodplain.</p> <p>Positive on L through provision of public realm strategy.</p>
HOWT2	Prepare and implement a public realm strategy to address issues such as pedestrian and cycle permeability, signage, car parking and traffic management and enhancements to the village core including Main Street.											
HOWT3	Encourage the retention and development of ground floor commercial/retail uses within the core of the village. Such uses should be of a convenience and comparison retail mix with emphasis on the latter. Office provision should also be encouraged to ensure a vibrant village core.	+/-	+/-	+/-	0/-	0/-	0	0	+	+	+/-	
HOWT4	Protect and manage the Howth Special Amenity Area, having regard to the associated management plan and objectives for the buffer zone.											
HOWT5	Continue to encourage the development of the harbour area for fishing and marine related industry and tourism.											
<b>BALDOYLE</b>												
<b>Baldoyle Dev. Strategy</b>												
	Improve, strengthen and consolidate the community, residential, retail and commercial offer through the provision of a range of facilities to support the existing and new populations making full use of sustainable transport practices.	0/-	+/-	+/-	0/-	0/-	+	+	0/-	+	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner in which development is

Policies/ Objectives		BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												undertaken. Positive impacts on P, HH and MA from provision of housing and consolidation of urban form. Positive for A and CF through sustainable transport practices.
<b>Baldoyle Objectives</b>												
BALD1	Protect the visual break and open character of lands between Baldoyle and Portmarnock by maintaining the greenbelt lands and appropriate recreational uses on Racecourse Park which respect the character, sensitivity and natural heritage designations of the existing landscape.											No negative impacts anticipated.
BALD2	Prepare an Urban Framework Plan for Baldoyle Industrial Estate to guide and inform future development including improvements to signage and physical appearance.	+	0	0	0	0	0	0	0	0	0	
BALD3	Prepare a Local Area Plan for lands at Baldoyle / Stapolin to provide for the strategic development of the area as a planned sustainable mixed use residential development subject to the delivery of the necessary infrastructure. (Refer to Map Sheet No. 10, LAP 10.A)											
<b>SUTTON</b>												
<b>Sutton Dev. Strategy</b>												
Strengthen and consolidate the role of the existing centre while promoting the retention and provision of a range of facilities to support the existing and new populations. The promotion and implementation of sustainable transport practices is also required.		+	0	0	0	0	+	+	0	0	0	No negative impacts anticipated.
<b>Sutton Objectives</b>												
SUTN1	Improve and consolidate the village of Sutton including the retention and protection of local	0	0	0	0	0	+	+	0	0	0	No negative impacts anticipated.



	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
BALG5	Consider a limited quantum of development on the Belcamp LAP lands to facilitate the rehabilitation and preservation of Belcamp House prior to the adoption of the Belcamp LAP. A design brief including the quantum and location of any such development, which shall no prejudice any future road requirements, shall be agreed with the Planning Authority prior to a planning application being lodged. Not more than 50% of any residential units permitted shall be sold or occupied pending the full re-instatement of Belcamp House to the satisfaction of the Planning Authority.											
<b>Local Area Plans and Masterplans</b>												
BALG6	Prepare a Local Area Plan for lands at Belcamp (see Map Sheet 9, LAP9A) to provide for a sustainable mixed use urban district including residential, community and recreational facilities subject to the delivery of the necessary infrastructure and rehabilitation and restoration of Belcamp House.											
<b>SANTRY</b>												
<b>Santry Dev. Strategy</b>												
	Consolidate the development of Santry, while protecting existing residential amenities, enhancing the linkages and environment as a gateway to and from Airport and City, while enhancing its linkages to the existing industrial areas and lands to the west, including Northwood and Ballymun.	0/-	0/-	0/-	0/-	0/-	0	0	0/-	+	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the linkages. Positive for MA through provision of gateways.
<b>Santry Objectives</b>												
SANT1	Improve the visual approach to Santry from Dublin Airport by encouraging a regeneration of the lands along the R132 by minimising signage, enhancing landscaping and clearing derelict sites.	0/-	+/-	+/-	0/-	0/-	0	0	0/-	+	+/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the linkages.
SANT2	Promote Santry woods as a Fingal amenity.											Positive for L through

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
SANT3	Encourage enhanced landscaping and noise abatement measures along the realigned M50 where it impacts on Turnapin residents.											improvements to visual approach. Positive for P and HH through noise abatement measures.
SANT4	Enhance linkages to Northwood, Ballymun and beyond.											
<b>Local Area Plans and Masterplans</b>												
<p>Prepare and implement a Masterplan for lands identified at Northwood (see Map Sheet 11: MP11A) during the lifetime of this Plan. The main elements to be included are provided below. The list is not intended to be exhaustive.</p> <ul style="list-style-type: none"> <li>Facilitate provision of an underpass to include provision for a car, bus, cycle and pedestrian link lands east and west of the R108 to enhance connectivity</li> <li>Ensure where feasible development overlooks the Santry River walk.</li> <li>Allow the re-location of existing units to facilitate connectivity to the proposed Northwood Metro Stop.</li> <li>Enhance pedestrian links within and to Santry Demesne.</li> <li>Ensure the continued protection of trees within the subject lands.</li> </ul>												
<b>CHARLESTOWN AND MEAKSTOWN</b>												
<b>Charlestown and Meakstown Dev. Strategy</b>												
Consolidate the development of both Charlestown and Meakstown in a coordinated manner, promoting and enhancing the role of the Charlestown Centre as a focal point of the community, while improving integration and linkages with Finglas and neighbouring industrial areas.		0/-	0/-	0/-	0/-	0/-	0	0	0/-	0	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the linkages.
<b>Charlestown and Meakstown Objectives</b>												
CHME1	Develop an enhanced community identity within Fingal through the improvement of residential amenities and the promotion of mixed uses, including residential, in Charlestown Centre.	0/-	+/-	+/-	0/-	0/-	0	0	0/-	+	+/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the development.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
CHME2	Continue to Improve and deliver enhanced community and recreation amenities to the area with particular emphasis on a community centre and improvements to the quality of open space.											Positive for P, HH and MA through provision of amenities.
<b>DONABATE</b>												
<b>Donabate Dev. Strategy</b>												
	Protect and enhance the natural amenities and heritage of the peninsula by consolidating future development within well-defined town boundaries. Promote the development of a vibrant town core by providing a high quality living environment for the existing and future population and providing for the development of the necessary community, commercial, cultural and social facilities in tandem with new residential development.	0/-	0/-	0/-	0/-	0/-	0	0	0/-	+	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the linkages. Positive for MA through provision of gateways.
<b>Donabate Objectives</b>												
DONA1	Prioritise the early construction of a Donabate distributor road, delivering a new railway crossing, providing alternative access to Donabate and Portrane.	0/-	+/-	0/-	0/-	0/-	+	+	0/-	+	+/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the linkages. Positive for P, A and CF through provision of bus service. Positive for L with the provision of a visual separation to keep both towns compact. Suggest text inclusion for DONA3 "The cycleways will be subject to a Feasibility Study and Screening for Appropriate Assessment".
DONA2	Channel and concentrate the development of additional commercial, social and civic facilities within the town centre and promote high quality urban design in such development.											
DONA3	Provide for the further development of recreational, community and educational [primary and second level] facilities.											
DONA4	Develop a continuous network of signed pathways around Donabate Peninsula and linking the Peninsula to Malahide and Rush via the Rogerstown and Malahide Estuaries whilst ensuring the protection of designated sites.											
DONA5	Provide for a comprehensive network of pedestrian and cycle ways linking residential areas to one another, to the town centre and the railway											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	station.											
DONA6	Promote the development of a shuttle bus service linking Donabate and Portrane to the proposed rapid transport (Metro) and commuter bus services in Swords.											
DONA7	Maintain a strong visual and physical separation between Portrane and Donabate.											
DONA8	Protect the setting of St. Patricks Church of Ireland.											
DONA9	Prepare an Urban Framework Plan for Donabate to guide and inform future development, to include measures to improve and promote the public realm of the Village.											
DONA10	Prepare and/or implement a Local Area Plan for Donabate providing for the structured development of the identified new residential areas of Donabate such that they integrate into the established village and support the continued growth of vibrant and attractive town for existing and future residents.											
DONA 11	Prepare and implement a Masterplan for lands at Turvey (see Map Sheet 7, MP 7.A) A detailed flood risk A detailed flood risk assessment will be carried out for these lands to address potential flood risk and propose mitigation measures.											
<b>PORTRANE</b>												
<b>Portrane Dev. Strategy</b>												
	Protect and retain the distinctive village character of Portrane and protect and enhance existing natural amenities and built heritage. Strengthen the urban form of the village and improve local service facilities. Ensure The Burrow is protected from inappropriate development including the need to ensure any	0	0	0	0	0	0	0	0	+	0	No negative effects anticipated. Suggest text inclusion "in line with climate change measures".

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	development takes full account of Climate Change Adaptation.											
	<b>Portrane Objectives</b>											
PORT1	To actively support the implementation of the objectives laid down in the Feasibility Study completed in November 2013, including specifically those relating to: <ul style="list-style-type: none"> <li>The reuse of the Protected Structures for appropriate uses together with the ongoing future maintenance and management of these structures;</li> <li>The ongoing maintenance and management of the Demense landscape including the trees and woodland which are an intrinsic part of this unique landscape; and</li> <li>The maintenance and provision for an appropriate level of public accessibility through the site.</li> </ul>	0/-	+/-	0/-	0/-	0/-	+	+	+/-	+	0/-	<p>There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the development. Positive for P, A and CF through provision of bus service. Positive for CH through reuse of protected structures. Positive for BFF through management of landscape. Suggest text inclusion for PORT5 “subject to Screening for Appropriate Assessment”.</p> <p>Suggest text inclusion for PORT7 “The cycleways will be subject to a Feasibility Study and Screening for Appropriate Assessment”.</p>
PORT2	Provide recreational facilities for the expanding population on the peninsula being mindful of the ecological sensitivities of the coast including European Sites.											
PORT3	Prepare an Urban Framework Plan for the centre of Portrane village to include the undeveloped residential zoned land to south of Portrane village to guide and inform future development. The Plan will ensure that future development will provide for the protection of the visual amenities and special character of this area which is located within an ACA at St. Ita’s hospital, the St. Ita’s Hospital and Portrane Demense ACA and adjoining another ACA at Grey Square.											
PORT4	Promote the development of a shuttle bus service linking Donabate and Portrane to the proposed											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	new Metro and commuter bus services in Swords.											
PORT5	Ensure the sensitive coastal estuarine area of The Burrow is adequately protected and that any proposed development is subject to environmental assessment including Screening for Appropriate Assessment.											
PORT6	The replacement of chalets/holiday huts by permanent dwellings, which can be resided in on an all year basis within 'HA' zoned land at The Burrow, will be considered in the context of verifiable documentary evidence indicating the unit is occupied on a year round basis and has been for a period of 7 years or more, flood risk, site size, EPA standards for waste water disposal, access, impact on Habitats Directive Annex I Habitats including the priority habitats fixed dune and protected species, and other appropriate standards.											
PORT7	Provide for pedestrian and cycle routes between Portrane and Donabate being mindful of the impacts upon the ecological diversity around Portrane Demesne.											
<b>HINTERLAND AREA</b>												
<b>BALBRIGGAN</b>												
<b>Balbriggan Dev. Strategy</b>												
	Further consolidate and regenerate the town in line with its designation as a Large Growth Town II and a secondary economic growth town in the Regional Planning Guidelines. Development will focus on the town as a primary commercial, industrial, retailing and social centre in the north of the County providing for the needs of its developing community and promoting the growth of sustainable local employment in the industry, service and tourism sectors.	0/-	+/-	+/-	0/-	0/-	0	0	0/-	+	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the linkages. Positive for P, HH and MA through provision of development to link with employment potential.
<b>Balbriggan Objectives</b>												





	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>Masterplan are provided below. The list is not intended to be exhaustive.</p> <p><u>North West Balbriggan Masterplan (MP4A)</u></p> <ul style="list-style-type: none"> <li>Facilitate general employment uses in a high quality landscape setting.</li> </ul> <p><u>Folkstown Little Masterplan (MP4B)</u></p> <ul style="list-style-type: none"> <li>Provide for architecturally designed buildings with high quality finishes fronting onto (i) the Naul Road, (ii) Folkstown Lane and (iii) the Public Open Space and Ecological Corridor.</li> </ul> <p><u>Flemington Lane Masterplan (MP4C)</u></p> <ul style="list-style-type: none"> <li>Provide for architecturally designed buildings with high quality finishes Prior to any proposed design or layout of development on these lands a detailed archaeological study shall be carried out.</li> <li>Allow low density housing, circa 12 per hectare (5 per acre) gross.</li> <li>Provide for significant traffic calming and re-alignment of Flemington Lane</li> </ul> <p><u>Stephenstown Masterplan (MP4D)</u></p> <ul style="list-style-type: none"> <li>Provide for architecturally designed buildings with high quality finishes fronting onto the Naul Raod.</li> </ul> <p><u>Castlelands Masterplan (MP4E)</u></p> <ul style="list-style-type: none"> <li>Provide for the retention of the traditional walking route from Pinewood to Hampton Demesne.</li> </ul>											
	<b>LUSK</b>											
	<b>Lusk Dev. Strategy</b>											
	Conserve and enhance the unique character of the town core,	0/-	+/-	+/-	0/-	0/-	0	0	0/-	+	0/-	There is the potential for direct



	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>inappropriate development.</p> <ul style="list-style-type: none"> <li>• Provides for a small car park facility to serve St. MacCullin's Church.</li> <li>• Promotes and facilitates open space proposals which would significantly contribute to the openness and historic character of the Inner and Outer Core Areas of Lusk.</li> <li>• Ensure that all new developments respect the historic character of the Inner and Outer Core Areas of Lusk</li> <li>• The external walls and roofs shall be faced with high quality materials and finishes within the Inner and Outer Core Areas.</li> <li>• No building within the Inner Core Area shall normally be permitted to exceed single storey height, unless special justification can be made. In case of existing two storey residential dwellings, two storey extensions may be permitted provided they meet the requirements of other Objectives.</li> <li>• With the possible exception of the key garage site, no building within the Outer Core Area of Protection shall exceed two storeys in height. The development of the key garage site shall not, unless special justification is made, exceed three storeys in height. In any event developments shall be designed in such a manner so as not to compromise the important views of St. MacCullin's Church when approaching from the south.</li> <li>• Provide for a Civic Square, and ensure that</li> </ul>											



	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
Local Area Plans and Masterplans												
LUSK11	<p>Prepare and implement the following Masterplans during the lifetime of this Plan:</p> <ul style="list-style-type: none"> <li>Station Road Masterplan (see Map Sheet 6A: MP6AA)</li> <li>Lusk North Masterplan (see Map Sheet 6A: MP6AB)</li> <li>Minister's Road Masterplan (see Map Sheet 6A: MP6AC)</li> </ul> <p>The main elements to be included in each Masterplan are provided below. The list is not intended to be exhaustive.</p> <p><u>Station Road Masterplan (MP6AA)</u></p> <ul style="list-style-type: none"> <li>Provide for a mixed use development, to be delivered in a phased manner having regard to the appropriate quantum of retail development for the town in an integrated and sustainable manner and have full regard to the function of the town core.</li> <li>Provide for a strong streetscape urban edge at the eastern approach to Lusk town.</li> <li>Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the implementation of management measures.</li> </ul> <p><u>Lusk North Masterplan (MP6AB)</u></p> <ul style="list-style-type: none"> <li>Ensure the preparation of the Masterplan facilitates the development of the lands</li> </ul>	+/-	+/-	+/-	0/-	0/-	0	0	+/-	+	+/-	

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>for the development of a secondary school, community facilities, playing pitches, park land and residential development to enable comprehensive development of the lands in a proper manner and development is phased accordingly to ensure development of facilities occurs in tandem with the residential development.</p> <ul style="list-style-type: none"> <li>• Provide for larger family type houses to facilitate the upgrading of homes for families of existing two and three bedroom houses. A minimum of 80% of the housing units shall be 4 or more bed family homes, of which a minimum of 50% shall be detached houses.</li> <li>• Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the implementation of management measures.</li> </ul> <p><u>Minister's Road Masterplan (MP6AC)</u></p> <ul style="list-style-type: none"> <li>• Provide for a new Community Facility with a minimum of 300 sq. m.</li> <li>• Provide for phased residential development until the playing pitch and the Community Facilities in tandem.....</li> <li>• Ensure that no development takes place until such time as a Management Plan for the Outer Rogerstown Estuary is adopted by the Council. The Management Plan shall incorporate a timescale for the</li> </ul>											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	implementation of management measures.											
<b>RUSH</b>												
<b>Rush Dev. Strategy</b>												
	<p>Expand the town centre as a commercial, retail, employment and services centre serving the expanding community in line with the town's designation as a Moderate Sustainable Growth Town. The strategy includes opportunities for local rural business and general industry employment. In this regard, lands are zoned for the development of market gardening/rural business and more general employment/business development to the west of the town where accessibility will be at an optimum. Proposed new road systems together with existing roads form part of the strategy for the sustainable development of the town. The strategy supports the preservation of its distinct character, retention of its market gardening tradition, the protection and enhancement of amenities and promotion of the town as a local tourist destination. Retail provision in Rush should be self-sustaining in line with the role of Rush as a Moderate Sustainable Growth Town in the RPG. To avoid the creation of unsustainable commuting patterns, retail development should be at a level to serve the needs of the existing settlement and its rural hinterland but not attract inward commuting from adjacent towns. The consolidation of Rush and the distinct physical separation of Rush and Lusk as separate towns is a fundamental principle of the development strategy.</p> <p><b>The South Shore</b> The South Shore area of Rush consists mainly of small landholdings with a mixture of market gardening and single and cluster housing. It is an area, which in parts, is vulnerable to coastal erosion and planning in this area needs to take account of the need to protect Rogerstown Estuary SAC and</p>	0/-	+/-	+/-	+/-	0/-	0	0	0/-	+	0/-	<p>There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the linkages. Positive for P, HH and MA through consolidation. Positive for SL and MA through protection of market gardening.</p> <p>Potential for significant impacts on Rogerstown Estuary which is discussed in the Natura Impact Report.</p>

Policies/ Objectives		BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<p>SPA. The pattern of development is essentially residential, with some significant vacant sites and some retained horticultural activities. Recognising the established mix of horticulture and residential land use within this area, and the availability of water services infrastructure, the settlement strategy for housing in the open countryside will be more flexible within the area demarcated on the Development Plan maps. This area is located to the south and east of the R128 from the junction with Spout Road, immediately to the west of Rush. The settlement strategy for this area is set out in Chapter 5: Rural Fingal of the Plan.</p> <p>North Beach North Beach is an area vulnerable to coastal erosion and implications arising from climate change. It is under pressure regarding the replacement of seaside huts and chalets and this creates conflict with the aforementioned coastal erosion issue. Therefore it is proposed a study be undertaken to examine the implications of these issues. Policy in relation to replacement of seaside huts and chalets is also referred to in Chapter 5: Rural Fingal of the Plan.</p>												
<b>Rush Objectives</b>												
RUSH1	Facilitate the development of Rush as a vibrant town and retain its market gardening tradition.	0/-	+/-	+/-	+/-	0/-	+	+	+/-	+	0/-	<p>There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the development. Positive for P, HH and MA through protection of market gardening and knock on benefits. Positive for CH through development of a heritage trail. Positive for P, A and CF through provision of bus service.</p>
RUSH2	Encourage the promotion of sustainable tourism in Rush, facilitate the development of local tourist amenity facilities and specifically the development of hotel facilities in Rush.											
RUSH3	Prepare an Urban Framework Plan to guide and inform future development to include promoting permeability and accessibility within the town centre; provide design guidance for addressing potential infill development sites; and provide measures to assist with the regeneration of the											





	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<ul style="list-style-type: none"> <li>Kenure South Masterplan (see Map Sheet 6B; MP6BA)</li> <li>Kilbush Masterplan (see Map Sheet 6B: MP6BB)</li> </ul> <p>The main elements to be included in each Masterplan are provided below. The list is not intended to be exhaustive.</p> <p>Kenure South Masterplan (<u>MP6BA</u>)</p> <ul style="list-style-type: none"> <li>Promote and facilitate high quality residential development fronting onto the high amenity zoned land and proposed linear park.</li> </ul> <p>Kilbush Masterplan (<u>MP6BB</u>)</p> <ul style="list-style-type: none"> <li>Promote and facilitate high quality residential development fronting onto the high amenity zoned land and proposed linear park.</li> </ul>											
<b>SKERRIES</b>												
<b>Skerries Dev. Strategy</b>												
	Consolidate the town, the preservation and enhancement of the distinct character and existing urban form, the development of its commercial/retail service function, the retention and enhancement of existing amenities and the promotion of its role as a local tourist destination.	0	+	0	0	0	0	0	0	+	0	<p>No negative impacts anticipated.</p> <p>Promotion of tourism will have to take into consideration potential impacts on the European sites.</p>
<b>Skerries Objectives</b>												
SKER1	Promote the development of Skerries as a vibrant local service, social and cultural centre and promote local tourism.	0/-	+/-	+/-	0/-	0/-	+	+	0/-	+	0/-	<p>There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on the manner of the development.</p> <p>Positive for P, HH and MA through provision of residential housing.</p> <p>Positive for P, A and CF through provision of bus service.</p>
SKER2	Promote the growth of appropriate commercial activity in the town.											
SKER3	Encourage mixed use development and require where practicable that a residential component is included in redevelopment proposals within the designated town centre zone (TC).											



	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p><u>Ballast Pit Masterplan (MP5A)</u></p> <ul style="list-style-type: none"> <li>Facilitate mixed use development requiring the inclusion of community/recreational uses and park and ride facilities to serve the railway station.</li> <li>Provide a cycle way from Ballast Pit to Skerries Rock.</li> </ul> <p><u>Holmpatrick Masterplan (MP5B)</u></p> <ul style="list-style-type: none"> <li>Provide for a new sensitively designed and sited hotel, gymnasium and swimming pool with public access. Public open space and integrated coastal walkway within the lands zoned OS, a maximum of 24 residential lands zoned RS and associated infrastructure.</li> <li>Phasing of development shall ensure that the open space, hotel, gymnasium and swimming pool are provided within the first phase of any development on the lands. The 'OS' open space zoned lands shall be ceded to Fingal County Council before Phase 2 proceeds.</li> <li>Address issues concerning access, deliverability and phasing as well as architectural design and the visual and ecological sensitivity of the area.</li> </ul> <p><u>Barnageerah Masterplan (MP5C)</u></p> <ul style="list-style-type: none"> <li>Facilitate delivery of residential and open space in a phased manner.</li> </ul> <p><u>Milverton Masterplan (MP5D)</u> The Masterplan lands will be subject to a detailed floodrisk assessment to address</p>											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	potential flood risk and proposed mitigation measures.											
<b>BALROTHERY</b>												
<b>Balrothery Dev. Strategy</b>												
	Protect and enhance the unique physical character and environment of this historic village and consolidate and strengthen the urban form. Maintain Balrothery's separation from Balbriggan and promote the development of village services and amenities.	0	+	+	0	0	0	0	+	+	+	No negative impacts anticipated.
<b>Balrothery Objectives</b>												
BALR1	Protect and enhance the unique physical character and environment of this historic village.	0	+	+	0	0	0	0	+	+	+	No negative impacts anticipated.
BALR2	Maintain the physical and visual separation of Balrothery from Balbriggan.											
BALR3	Facilitate and encourage improved village facilities, both commercial and community, to meet the needs of the existing and expanding village community.											
BALR4	Protect and conserve the historic core of Balrothery including the Zone of Archaeological Potential.											
BALR5	Seek the development of a new access route to Ardgillan Demesne from either the Old Coach Road or Darcystown Road, Balrothery; or Tanner's Lane, Balbriggan.											
Local area Plans and Masterplans												
BALR6	Prepare and implement the following Masterplan during the lifetime of this Plan: <ul style="list-style-type: none"> <li>Balrothery East Masterplan (see Map Sheet 4, MP 4.F)</li> </ul>											
<b>LOUGHSHINNEY</b>												
<b>Loughshinny Dev. Strategy</b>												
	Consolidate and strengthen the village core, providing for and	0	+	0	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	facilitating mixed-use development including restaurants, cafes, art and cultural uses within the harbour area. All redevelopment within the village should protect and enhance its scenic landscape setting and ensure high quality urban design appropriate to its seaside location.											
	<b>Loughshinny Objectives</b>											Potential for negative impacts on BFF due to the sensitivity of the coast development will require Screening for Appropriate Assessment and have to take into consideration potential impacts on the European sites.
LOUG1	Improve the physical character and environment of the village, ensuring the protection and enhancement of the setting of this scenic seaside village in any redevelopment.	0/-	+	0	0	0	0	0	0	+	0	
LOUG2	Enhance the amenities of the historic harbour area.											
LOUG3	Provide for and facilitate mixed-used development including restaurants, cafes, art and cultural uses within the harbour area being mindful of the ecological sensitivities of the nearby European Sites.											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 5 Rural Fingal</b>												
<b>Statement Of Policy</b>												
SP01	Protect and enhance the natural biodiversity, the integrity of the landscape and the built and cultural heritage of the rural area.											A positive policy in relation to protection of the environment and promoting agriculture and horticulture. Depending on the location and enterprise potential for impact on BFF, SL and W.
SP02	Maintain and enhance existing rural communities to ensure vibrant sustainable rural areas.											
SP03	Protect and enhance the attractiveness of rural towns and villages as places in which to work and live as locations for appropriate sized enterprise, services and tourism investment.	+/-	+	+	+/-	0/-	0	0	+	+	0	
SP04	Promote rural development and encourage the sustainable development of resources in agri-tourism, tourism, farm diversification, and renewable energy resources.											
<b>Objectives</b>												
<b>Village Settlement Strategy</b>												
	To promote attractive and vibrant villages, ensuring sustainable expansion and development at a level appropriate to and integrated with the existing village, to meet the socio-economic and civic aspirations of the community, whilst at the same time affording maximum environmental protection and preserving the village's distinctive character, heritage, amenity and local identity.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated as the policy refers to sustainable expansion and development.
RF01	Manage the development of each village, within the existing RV boundaries, having regard to: <ul style="list-style-type: none"> <li>Government Guidelines set down in the Sustainable Residential Development in Urban Areas, 2009;</li> <li>The settlement strategy for rural villages set out in the RPGs and</li> <li>The Core Strategy of the Fingal Draft Plan.</li> </ul>	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF02	Ensure that a suitable mix of housing type and	0	+	+	0	0	0	0	0	0	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	tenure is available within the villages.											
RF03	Ensure that Local Area Plans contain provision for the location of serviced sites within the Rural Village boundaries.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF04	Preserve, protect and enhance the natural, built and cultural heritage features that form the basis of the attraction of Fingal's villages.	+	+	+	0	0	0	0	+	+	0	No negative impact anticipated.
RF05	Strengthen and consolidate the built form of the Rural Villages, providing a viable housing alternative to the open countryside with the advantages of a rural setting.	0	+	+	0	0	0	0	0	+	0	Positive impact to consolidate rather than have greenfield development.
RF06	Encourage the re-use and adaptation of the existing building stock within the Rural Villages.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF07	Promote the provision of essential services for living within the local community including, social, employment and retailing services; health, recreation and community facilities.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF08	Assess the need for additional schools provision as part of the preparation of Rural Village LAPs.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF09	Promote the provision of childcare facilities within Rural Villages to meet local demand and encourage the location of such facilities near schools in order to facilitate parents.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF10	Promote suitable uses, including care homes, health service clinics, and educational centres, within the areas zoned RV, to a scale appropriate to ensure the proper planning and sustainable development of each village.	0/-	+/-	+/-	0/-	0/-	0	0	0/-	+	0/-	There is the potential for direct negative impacts on P, HH, SL, W, CH and L, depending on location and type of development.
RF11	Promote the provision of suitable appropriately sized enterprises within rural villages to minimise the need for commuting.	0	+	+	0	0	+	+	0	+	0	No negative impact anticipated.
RF12	Promote the tourism potential of Fingal's villages by facilitating the provision of visitor services and accommodation; encourage collaboration between	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	service providers and co-operate with the relevant bodies in the marketing and promotion of tourism in the area.											
<b>Village Development Framework Plans</b>												
RF13	Ensure Rural Villages are developed in accordance with adopted Local Area Plans and accompanying Village Development Framework Plans.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated. LAPs will be required to be Screened for Appropriate Assessment and Strategic Environmental Assessment.
RF14	Promote local distinctiveness and character through Village Development Framework Plans prepared as part of the Local Area Plan for each of the Rural Villages. The VDFPs will set out comprehensive guidelines for the urban design for all the villages.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.  The Village Development Framework Plans will be required to be Screened for Appropriate Assessment and as it is a plan it should be also Screened for Strategic Environmental Assessment.
RF15	Prepare a Local Area Plan and VDFP for each of the villages, where necessary, involving public consultation with the local community, to provide a planning framework for appropriate village development. The LAPs will protect and promote: <ul style="list-style-type: none"> <li>i. Village character through preparation of a Village Development Framework Plan;</li> <li>ii. A sustainable mix of commercial and community activity within an identified village core which includes provision for appropriate sized enterprise, residential, retail, commercial, and community facilities;</li> <li>iii. The water services provision within the village;</li> <li>iv. Community services which allow residents</li> </ul>	0	+	+	0	+	0	0	0	+	+	Provision of LAPs is generally a good idea as this lower level of planning will be able to take specific environmental issues into account. However, it is noted that producing a number of LAPs could give rise to cumulative impacts on the environment which will not be recognised in individual documents. The cumulative impacts could be addressed by the AA and SEA processes.  Suggest text inclusion to objective “to provide a

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>to meet and interact on a social basis, and include churches, community and sports halls, libraries and pubs;</p> <p>v. A mix of housing types and tenure which will appeal to a range of socio-economic groups;</p> <p>vi. Retail activity, consistent with the Fingal Retail Strategy, in the form of village shops which will meet the needs of the local community;</p> <p>vii. A public realm within the village which allows people to circulate, socialise and engage in commercial activity in a manner which balances the needs of all involved;</p> <p>viii. The provision of Green Infrastructure, including natural, archaeological and architectural heritage, and green networks within the village.</p>											<p>sustainable planning framework”.</p> <p>Suggest text inclusion to objective “The LAPs will protect the environment and promote”.</p>
<b>Rural Clusters</b>												
RF16	Encourage consolidation of rural housing within a limited number of existing Rural Clusters which will cater for rural generated housing demand, as an alternative to housing in the open countryside, and encourage the reuse of existing buildings within the cluster over any new development.	+	+	+	0	0/-	0	0	+	+	+	<p>Positive impacts for P, HH and CH by permitting families to locate in the same area. Positive for BFF through reduced greenfield development.</p> <p>Consolidation has the potential to impact negatively through additional pressure on resources if receiving environment does not have capacity. This will be particularly important for wastewater treatment, if clusters are sited in areas not suitable for on-site treatment. Consolidation should only be undertaken where</p>

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												services including wastewater are available.
<b>Rural Cluster: Settlement Strategy</b>												
RF17	Permit only persons with a rural-generated housing need, as defined within this Section of the Development Plan, planning permission for a house within a Rural Cluster where the site size is a minimum of 0.2 hectares for on-site treatment systems, and conforms to the drainage and design standards required by the Council, and 0.125 hectares where connecting to a public sewer.	0	+/-	+	0	+	0	0	0	+	+	Overall positive policy to protect the environment. The only negative is for P as persons are only allowed that have a rural housing need.
RF18	Ensure that the requirements set out by the Council in the Development Management Standards Chapter for on-site treatment systems are strictly complied with, or with the requirements as may be amended by future national legislation or guidance.	0	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
<b>Layout and Design in Rural Clusters</b>												
RF19	Permit only development within the Rural Clusters which has regard to the existing character and role of the cluster within the wider rural area, with particular care being taken that clusters do not compete with villages in the services they provide or the role and function they play within their rural area.	0	+	0	0	0	0	0	0	+	0	No negative impact anticipated.
RF20	Ensure that proposals for new dwellings do not compromise the development potential of adjoining sites by means of on-site layout and house design and both vehicular and pedestrian access. All sites must provide sustainable drainage infrastructure.	0	+	0	0	+	0	0	0	+	0	No negative impact anticipated.
RF21	Minimise the number of new entrances to sites within a rural cluster with a preference for sharing accesses with existing dwellings or using existing	+	+	0	0	0	0	0	0	+	+	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	entrances. New entrances will only be considered where the potential for sharing is not possible. Any removal of hedgerows, trees and walls or other distinctive boundary treatment required to accommodate sight lines must be limited in extent and must be replaced with the same type of boundary. The use of native species for replacement planting shall be used where appropriate.											
RF22	Allow for small scale home-based economic activity and local services at a level commensurate with the size, scale and character of the Rural Cluster.	0	+	0	0	0	0	0	0	+	0	No negative impact anticipated.
<b>Housing in the Countryside</b>												
RF23	Ensure the vitality and regeneration of rural communities by facilitating those with a genuine rural generated housing need to live within their rural community.	0/-	+	0	0	0/-	0	0	0/-	+	0/-	Potential for negative impact on BFF, W, CH and L depending on the siting. Suggest text inclusion "community, subject to sensitive siting".
RF24	Recognise and promote the agricultural and landscape value of the rural area and prohibit the development of urban generated housing in the open countryside.	+	+	0	0	0	0	0	0	+	+	No negative impact anticipated.
RF25	Encourage the re-use and adaptation of the existing rural residential building stock and other building types, where practical, in preference to new build.	0	+	0	0	0	0	0	0	+	+	No negative impact anticipated.
<b>Settlement Strategy: Rural Generated Housing Need</b>												
RF26	Provide that the maximum number of dwellings permitted under any of the rural zonings will be less any additional house which has been granted planning permission to a family member since 19th October 1999.	0	0	0	0	0	0	0	0	0	0	No negative impact anticipated.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
RF27	Permit a maximum number of two incremental houses for those who meet the relevant criteria set out in this chapter within areas with zoning objective RU plus one house for a person with exceptional health circumstances.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF28	Permit a maximum number of one incremental house for those who meet the relevant criteria set out in this chapter within areas with the zoning objective HA or GB plus one house for a person with exceptional health circumstances.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF29	Permit houses in areas with a zoning objective HA, only to those who have a defined essential housing need based on their involvement in farming or exceptional health circumstances.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF30	Require that any house which is granted planning permission in the areas with the zoning objective, RU, HA, or GB will be subject to an occupancy requirement whereby the house must be first occupied as a place of permanent residence by the applicant and/or members of his/her immediate family for a minimum period of seven years.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
	<b>New Housing for Farming Families</b>											
RF31	Permit up to two additional dwellings per farm family in areas with the zoning objective, RU, and one additional dwelling per farm family within areas with the zoning objective, GB or HA, where the applicant demonstrates their direct participation in running the family farm and is considered to have a demonstrated need related to the working of the farm to reside on the family farm.	0	+	+	0	0	0	0	0/-	+	0	Overall positive policy. Negative impacts are possible for CH where this limitation on houses prevents families with ties in the area from settling close to relatives.
RF32	Demonstrate that any proposed dwelling is for use as the applicant's primary residence and the proposed dwelling will be located on a farm where	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	the applicant's family currently resides.											
RF33	Allow for consideration of any additional house, in the case of a fragmented farm, to be located on an area of the farm not physically connected to the main portion of the farm, and which area has been in the applicant family's ownership and part of the overall active farm holding for at least three years prior to the date of application.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF34	Demonstrate that the farm has been a working and actively managed farm in the ownership of the applicant's family for a minimum of three years preceding the date of the application for planning permission.	0	0	0	0	0	0	0	0	0	0	No negative impact anticipated.
<b>New Housing for the Rural Community Other than For Those Who Are Actively Engaged In Farming</b>												
RF35	Permit new rural dwellings in areas which have zoning objectives RU, or GB, on suitable sites where the applicant meets the criteria set out in Table RH03.	0/-	+	0	0	0/-	0	0	0/-	+	0/-	Potential for negative impact on BFF, W, CH and L depending on the siting. Suggest text inclusion "suitable sustainable sites"
<b>Housing within the Airport Noise Zones</b>												
RF36	Apply the provisions of the Rural Settlement Strategy, only with regard to 'New Housing for Farming Families' as set out within this chapter, within the Airport Inner Noise Zone, and subject to the following restrictions, <ul style="list-style-type: none"> <li>Under no circumstances shall any dwelling be permitted within the predicted 69dB LAeq 16 hours noise contour.</li> <li>Comprehensive noise insulation shall be required for any house permitted under this objective.</li> <li>Any planning application shall be accompanied by a noise assessment report produced by a</li> </ul>	0	+	+	0	0	0	0	0	0	0	The application of this objective is positive for the protection of P and HH.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise acceptance report.											
RF37	Apply the provisions of the Rural Settlement Strategy as it applies to “New Housing for the Rural Community other than for those who are actively engaged in farming” for rural community members located within the Inner Noise Zone on suitable sites located within two kilometres outside the Inner Noise Zone. For those living to the east of the M1, only suitable sites located to the east of the M1 will be considered, and for those living to the west of the M1, only suitable sites located to the west of the M1 will be considered.	0	+	0	0	0	0	0	0	+	0	No negative impact anticipated.
RF38	The replacement or conversion of existing coastal chalets and seaside huts by dwellings which can be resided in all year round will only be considered in exceptional circumstances where the following criteria is fully met: <ul style="list-style-type: none"> <li>• Verifiable documentary evidence indicating the unit is occupied on a year round basis and has been for a period of 7 years or more</li> <li>• The proposal satisfies planning criteria in relation to appropriate design and layout, drainage , access and integration with the character of the landscape</li> <li>• The site shall not be liable to the impacts of climate change, including coastal erosion and flooding</li> <li>• Impacts on European Sites will be fully assessed by Screening for Appropriate</li> </ul>	0/-	+	0	0	0	0	0	0	+	0	Overall positive policy to protect against development, however potential for negative impacts on European site but screening for appropriate assessment will be undertaken.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Assessment or full Assessment where required											
<b>Layout and Design for Housing in the Countryside</b>												
RF54	Ensure that new dwellings in the rural area are sensitively sited, demonstrate consistency with the immediate Landscape Character Type, and make best use of the natural landscape for a sustainable, carbon efficient and sensitive design. A full analysis/feasibility study of the proposed site and of the impact of the proposed house on the surrounding landscape will be required in support of applications for planning permission.	+	+	+	0	+	0	+	0	+	+	No negative impact anticipated.  Suggest text inclusion "surrounding landscape and environment".
RF55	Ensure that the design of new dwellings have regard to the Development Management Standards Chapter with specific reference to the following: (a) Encourage new dwelling house design that is sensitively sited, demonstrates consistency with the immediate Landscape Character Type, respects the character, pattern and tradition of existing of existing places, materials and built forms; (b) Protect existing trees, hedgerows, townland boundaries and watercourses which are of amenity, historic or biodiversity value and ensure that proper provision is made for their protection and management in future development proposals; (b) (c) Promote sustainable approaches to dwelling house design and encourage proposals to be energy and carbon efficient in their design and layout; and (c) (d) Require appropriate landscaping and screen planting of proposed developments	+	+	+	0	+	0	+	0	+	+	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	by using predominantly indigenous/local species and groupings.											
RF56	Ensure that any planning application for a house within an area which has a Greenbelt or High Amenity zoning objective is accompanied by a comprehensive Visual Impact Statement.	0/-	+	+	0/-	0/-	0	0	0	+	+/-	Potential for direct negative impact on BFF, SL, W and L from development in the greenbelt or High amenity zoning.
RF57	Encourage new dwellings in the rural area to be sited at a location in close proximity to the family home where the drainage conditions can safely accommodate the cumulative impact of such clustering and where such clustering will not have a negative impact on the amenities of the original house. Where this arrangement is clearly demonstrated not to be available, permit the new dwelling to be located on an alternative site which is within two kilometres from the family home, or, in the case of applications made under Objective RF14, within two kilometres outside the Inner Noise Zone and subject to the East/West of the M1 stipulation.	0	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
RF58	Ensure that the design of entrances and front boundary treatment is sensitive to the rural setting. In this regard, block walls and ornamental features will be discouraged and native hedging will be utilised where appropriate.	0	+	+	0	0	0	0	0	+	+	No negative impact anticipated.
RF59	Ensure the retention of hedgerows and other distinctive boundary treatments in rural areas. Where removal of a hedgerow, stone wall or other distinctive boundary treatment is unavoidable, provision of the same type of boundary/provision of agreed species of similar length will be required within the site.	0	+	+	0	0	0	0	0	+	+	No negative impact anticipated.
<b>Ribbon Development</b>												
	In areas which are subject to either the RU, GB, or	+	+	+	+	+	0	0	0	+	+	Focus of the objective is to

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
RF51	HA zoning objective, presume against development which would contribute to or intensify existing ribbon development as defined by <i>Sustainable Rural Housing, Guidelines for Planning Authorities, April 2005</i> . A relaxation may be considered where permission is sought on the grounds of meeting the housing needs of the owner of land which adjoins an existing house of a member of his/her immediate family where it is clearly demonstrated that no other suitable site is available.											protect against ribbon development which is positive for the environment and especially L.
RF52	Presume against the opening up of a new additional vehicular entrance into the site of any proposed house unless necessary in the interest of safety or because no viable alternative exists.	0	+	+	0	0	0	0	0	0	0	No negative impact anticipated.
RF53	Require that the provision of safe access to a new house be designed so that it avoids the need to remove long or significant stretches of roadside hedging and trees. Where this is not possible, an alternative site or access should be identified.	+	+	+	0	0	0	0	0	0	0	No negative impact anticipated.
	Rural Drainage											
RF62	Ensure that the requirements set out for on-site treatment systems are strictly complied with, or with the requirements as may be amended by future national legislation, guidance, or Codes of Practice.	+	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
RF63	Implement the recommendations of the Ground Water Protection Scheme.	+	+	+	0	+	0	0	0	0	0	No negative impact anticipated.
<b>Replacement of Chalets and Seaside Huts</b>												
RF38	Require that applications for the replacement or conversion of existing chalets and seaside huts by dwellings which can be resided in all the year round basis comply with the Rural Settlement Strategy and/or the proposal would satisfy all other proper planning criteria for a replacement	0	0	0	0	+	0	0	0	0	+	No negative impact anticipated as objective linked to Rural Settlement Strategy which has appropriate environmental protection. However should it not be stated that Council policy

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	dwelling, including appropriate design and layout and integration with the character of the landscape.											would be to prohibit the replacement or conversion of a hut to a dwelling. Suggest text inclusion "other sustainable proper planning criteria".
<b>Houses Displaced By Infrastructural Works</b>												
RF50	Consider any planning application by a member of the family whose house has been acquired in the interest of the common good, whether compulsorily or by agreement, for a rural house subject to the same provisions that would apply if the dwelling which has been acquired were the original and long-standing family home of the applicant.	0	+	+	0	0	0	0	+	0	0	No negative impact anticipated.
<b>South Shore Area Of Rush</b>												
RF39	Consider planning applications for a house located within the South Shore area of Rush from persons who have been resident for a minimum of ten years within the South Shore area or within the development boundary of Rush or within one kilometre by road of either of these areas, subject to sustainable planning and consideration of climate change impacts.	0/-	+	+	0	0/-	0	0	0	0	0/-	Potential for direct negative impact on BFF, W and L from development. Suggest text inclusion "areas, subject to sustainable planning and consideration of climate change impacts".
RF40	Consider planning applications for a house located within the South Shore area of Rush from a mother, father, son or daughter of a resident who qualifies under <i>Objective</i> RF39, and subject to sustainable planning and consideration of climate change impacts.	0/-	+	+	0	0/-	0	0	0	0	0/-	Potential for direct negative impact on BFF, W and L from development. Suggest text inclusion "RH28 and subject to sustainable planning and consideration of climate change impacts".
RF41	Require that any house which is granted planning permission in the South Shore area will be subject to an occupancy requirement whereby the house	0	0	0	0	0	0	0	0	0	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	must be first occupied as a place of permanent residence by the applicant and/or members of his/her immediate family for a minimum period of seven years.											
RF42	Require that an applicant for a house in the South Shore area demonstrates, to the satisfaction of the Planning Authority, that the site is not and will not be subject to flooding or erosion in line with national climate change predictions.	0	+	+	0	0	0	+	0	+	0	A positive policy to protect against development in unsuitable locations. Suggest text inclusion "erosion in line with national climate change predications".
RF43	Require that an applicant demonstrates that the impact of any proposed house will not adversely affect, either directly or indirectly, the ecological integrity of any European site.	+	0	0	0	0	0	0	0	0	0	A positive policy to protect BFF. Suggest text inclusion "of any European site".
RF44	Allow for new houses within the South Shore area, subject to normal planning criteria, which have demonstrated to the satisfaction of the Planning Authority that they cannot connect to a public sewer within a reasonable period of time, on sites no less than 0.2ha in size.	0	+	+	0	0	0	0	0	+	0	Suggest text inclusion "normal sustainable planning criteria and in line with climate change impacts".
<b>Location of Houses between the Sea and Adjoining Roads</b>												
RF45	Require that no new houses are permitted on High Amenity zoned lands which are located between the sea and the coast road except in such cases indicated in Objective RF46.	+	0	0	0	+	0	0	0	0	0	No negative impact anticipated. Objective RF64 will retain, appreciate and revitalise appropriately the vernacular buildings and therefore no new houses are being sought on HA lands.
RF46	Consider a suitable alternative site for a new house, in the case of applicants who comply with the Settlement Strategy for houses in the countryside and whose existing family farm is located entirely between the coast and the road, and where no opportunities exist to convert	0/-	+	+	0	0/-	0	0	0/-	+	0/-	Potential for direct impacts on BFF, W, CH and CH. Depending on sensitivity of new site in terms. Any new house will have to be Screened for Appropriate Assessment.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	existing/vernacular farm buildings as a new dwelling or to extend the existing house.											
RF47	Ensure that the development of any coastal site through the extension or replacement of existing buildings or development of any new buildings is of an appropriate size, scale and architectural quality and that it does not detract from the visual amenity of the area or impact negatively on the natural or built heritage.	+	+	+	0	0	0	0	+	0	+	No negative impact anticipated. Due to the sensitivity of the coastline all new development will have to be Screened for Appropriate Assessment.
<b>Residential Accommodation for Seasonal Workers</b>												
RF48	<p>Use of land associated with a farm for seasonal / temporary workers will be considered subject to the following requirements and demonstrate the following:</p> <ul style="list-style-type: none"> <li>The farm is a working and actively managed farm with a minimum size of 50 hectares.</li> <li>There is an essential need for the amount of and type of accommodation and this cannot be met anywhere else. The onus is on the farmer/employer to demonstrate this.</li> <li>The accommodation is for use by the workers associated with the farm only and shall not be for sale or rental independent of the farm.</li> <li>New on-site residential accommodation for seasonal farm workers shall be designed in a cohesive and purpose built manner resulting in a high standard of quality accommodation whilst minimising visual impacts on the surrounding rural area.</li> <li>A viable landholding can facilitate up to a maximum of 100 seasonal workers.</li> <li>New purpose built accommodation shall be provided in the form of a maximum 10 bed space unit.</li> </ul>	+/-	+	+	0/-	+/-	0	0	0/-	+	0/-	<p>Depending on the location of the residential accommodation there is potential for direct impacts on BFF, SL, W, CH and L.</p> <p>The objective is positive for P and HH through provision of accommodation. Positive for W as the development will only be permitted if wastewater infrastructure has capacity.</p> <p>Suggest text inclusion “no visual or significant environmental impact”.</p> <p>Suggest text inclusion “sufficient drainage and wastewater infrastructural capacity to serve”.</p>

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<ul style="list-style-type: none"> <li>• Each unit shall provide: accommodation and open space provision sufficient to provide an adequate level of comfort and amenity for occupants; room sizes in accordance with minimum Development Plan standards; shared kitchen, living and dining room based on a minimum of 4 sq.m per bed; space in the unit, in addition to any circulation space; each bedroom shall have an ensuite shower, toilet and basin; appropriate indoor and out door communal and recreational facilities at a combined level of 5-7 sq.m per bed space; communal facilities and services shall be provided for and include laundry and refuse facilities; compliance with Buildings and Fire Regulations.</li> <li>• Transport arrangements to allow workers ease of access to nearby towns and villages. One of the following shall be provided: footpaths linking the development to the nearest town or village, footpaths linking the development to the nearest public transport link, provision of a privately operated shuttle bus to the nearest town or village</li> <li>• Design, height, scale and finishes shall have regard to the landscape context.</li> <li>• Existing tree and hedgerows shall be maintained in so far as possible and new planting shall be of native species.</li> <li>• A landscape Plan shall accompany applications for new purpose built accommodation.</li> <li>• Sufficient drainage and wastewater infrastructure capacity to serve the development.</li> </ul>											

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<ul style="list-style-type: none"> <li>Sufficient access and car-parking arrangements to serve the development.</li> </ul>											
RF49	Seasonal worker accommodation will not be permitted within the HA zoning.	+	0	0	+	+	0	0	+	0	+	No negative impact anticipated.
<b>Vernacular Dwellings</b>												
RF60	Retain, appreciate and revitalise appropriately the vernacular buildings of Fingal by deterring the replacement of good quality vernacular buildings with modern structures and by protecting vernacular buildings where they contribute to the character of the rural area.	0	0	0	0	0	0	0	+	0	+	No negative impact anticipated.
RF61	Encourage the sensitive restoration and/or conversion of vernacular rural buildings and discourage their demolition or replacement.	0	0	0	0	0	0	0	+	0	+	No negative impact anticipated.
<b>Rural Transport</b>												
RF64	Support the Rural Transport Initiative and the provision of an integrated rural community public transport system as a means of reducing social isolation and as a viable long-term sustainable public transport option.	0	+	+	0	0	+	+	0	0	0	No negative impact anticipated.
<b>Rural Economy and Enterprise</b>												
RF65	Protect and promote the sustainability of rural living by facilitating rural-related enterprise for rural dwellers.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF66	Reduce the need for commuting to employment in adjacent urban areas.	0	+	+	0	0	+	+	0	+	0	No negative impact anticipated.
RF67	Maintain commerce and vitality within the rural area and particularly within the villages	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF68	Prepare and implement a Rural Economic Development Zone Programme.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated. The Rural Economic Development Zone Programme may require Screening for Appropriate Assessment.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Fingal's Rural Sectors</b>												
<b>Agriculture</b>												
RF69	Support the maximum number of sustainable, viable farms within the County, and ensure that any new development does not irreversibly harm the commercial viability of existing agricultural land.	0/-	+	0	0/-	0/-	0	0	0	+	0/-	Potential direct impact on BFF, SL, W, CH and L from potential development of new farms. Suggest text inclusion "of sustainable, viable and".
RF70	Require a Visual Impact Statement where an application is lodged for agricultural buildings in areas which have a HA zoning objective.	0	0	0	0	0	0	0	0	0	+	No negative impact anticipated.
RF71	Encourage the development of environmentally sustainable agricultural practices, to ensure that development does not impinge on the visual amenity of the countryside and that watercourses, wildlife habitats and areas of ecological importance are protected from the threat of pollution.	+	0	0	+	+	0	0	0	0	+	No negative impact anticipated.
<b>Horticulture</b>												
RF72	Support and facilitate environmentally horticultural development and practices in Fingal encouraging the establishment /expansion of new enterprises where appropriate.	0/-	+	0	0/-	0/-	0	0	0	+	0/-	Potential direct impact on BFF, SL, W, CH and L from potential new horticultural/ agri- food development.
RF73	Support and facilitate the development of environmentally sustainable horticultural practices.	0	0	0	+	0	0	0	0	0	0	No negative impact anticipated.
<b>Agri-Food</b>												
RF74	Support and facilitate the growth of the agri-food sector in Fingal.	0/-	+	0	0/-	0/-	0	0	0	+	0/-	Potential direct impact on BFF, SL, W, CH and L from potential new agri- food development.
RF75	Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the agri-food sector in Fingal and to ensure that the economic potential	0	+	0	0	0	0	0	0	0	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	of the sector is secured for the benefit of the local economy, and national economy.											
RF76	Support the licensed operation of local country markets at suitable locations within towns and Rural Villages.	0	+	0	0	0	0	0	0	+	0	No negative impact anticipated.
<b>Agribusiness</b>												
RF77	Support and facilitate the growth of agribusiness in Fingal and encourage agri-businesses and support services which are directly related to the local horticultural or agricultural sectors in RB zoned areas.	0/-	+	0	0/-	0/-	0	0	0	+	0/-	Potential direct impact on BFF, SL, W, CH and L from potential new horticultural/ agri- food development. Indirect positive impacts for P and MA through potential employment. Suggest text inclusion "promote sustainable agri-business".
RF78	Require that any proposal to locate an agribusiness within the rural area is supported by a comprehensive traffic impact study of the vehicular, including HGV, traffic generated by such an enterprise.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF79	Direct and encourage agribusiness which relies primarily on imported food and produce into areas which have adequate road infrastructure and which are appropriately zoned.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
<b>Equine</b>												
RF80	Support and encourage the development and expansion of the equine industry in the county, including support equine related activities of an appropriate size and at suitable locations.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
<b>Forestry</b>												
RF81	Facilitate the sustainable development of forestry provided that it is in harmony with the surrounding landscape, that no significant adverse impacts are caused to natural waters, wildlife habitats, or conservation areas and that it does not have a	0	0	0	0	0	+	+	0	+	0	Forestry has the potential for negative impacts on the environment from increased sedimentation but this objective outlines the protection of the

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	significant adverse visual impact on the local landscape and subject to compliance with normal planning and environmental criteria.											environment.
<b>Farm Diversification</b>												
RF88	Support proposals for farm diversification where the proposal is related directly either to the agricultural operation engaged upon on the farm or the rural nature of the area.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.
RF89	Ensure that any proposal for diversification takes account of and is compatible with the existing road infrastructure in the area.	0	0	0	0	0	0	0	0	+	0	No negative impact anticipated.
RF90	Promote farm diversification where it does not unacceptably impact on the landscape and character of the area.	0	0	0	0	0	0	0	0	+	+	No negative impact anticipated. Suggest text inclusion "landscape, environment and character".
RF91	Promote farm diversification where the proposal does not necessitate the permanent removal of quality agricultural land from production.	0	0	0	+	0	0	0	0	0	0	No negative impact anticipated.
RF92	Promote the sensitive re-use and adaptation of existing farm buildings for farm diversification. Where a new building is necessary, it shall be sited, where practical, in or adjacent to the existing group of farm buildings, shall relate to existing buildings and the surrounding countryside in terms of design, siting, and materials.	0	0	0	+	0	0	0	+	0	+	Provision of the terms sensitive re-use and adaptation for existing buildings and blending of new buildings into existing clusters would result in positive impacts to CH and L provided these issues are considered as part of farm diversification.
RF93	Support and facilitate the work of Teagasc and other farming /local bodies within the county in the promotion of the rural economy, including agricultural development, rural diversification and in the development of new initiatives to support farming.	0/-	+	0	0/-	0/-	0	0	0	+	0/-	Potential for negative impacts from agricultural development.
<b>Renewable Energy Projects</b>												
RF94	Facilitate and encourage the development of the alternative energy sector and work with the	-/0	-/0	-/0	-/0	-/0	+	+	-/0	-/0	-/0	The development of the energy sector has unknown potential

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	relevant agencies to support the development of alternative forms of energy where such developments do not negatively impact upon the environmental quality, and visual, residential or rural amenity of the area.											direct impacts on the environment with the exception of A and CF. The level of direct or indirect impact will depend on the type of energy infrastructure. Suggest text inclusion “energy sectors, in line with a Local Renewable Energy Strategy”.
<b>Country Markets</b>												
RF84	Support the licensed operation of local country markets at suitable locations within towns and Rural Villages.	0	+	+	0	0	0	0	+	+	0	No negative impact anticipated.
<b>Small and Medium-Sized Enterprises</b>												
RF95	Encourage and support local enterprise within Fingal’s small towns, villages and rural business zones by facilitating the provision of space for small scale employment including office development through the Local Area Plan process.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated. The LAP process will be Screened for both Appropriate Assessment and Strategic Environmental Assessment.
RF96	Encourage the re-use of vacant and underutilised buildings within Rural Villages as accommodation for small and medium sized enterprises.	0	+	0	0	0	0	0	0	+	0	No negative impact anticipated.
<b>Home-Based Economic Activity</b>												
RF97	Permit home-based economic activities in existing dwellings, where by virtue of their nature and scale, the activities can be accommodated such that the proposed activity does not impact in an aggressively negative way on: <ol style="list-style-type: none"> <li>1. The operation of agriculture or horticulture farms in the vicinity</li> <li>2. The rural ecology and landscape of the area</li> <li>3. Any adjacent residential use</li> <li>4. The primary use of the dwelling as a residence</li> </ol>	0	+	0	0	0	0	0	0	+	0	No negative impact anticipated.
Broadband												

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
RF98	Support and facilitate the expansion and rollout of high speed broadband services within rural areas.	0/-	+	0	0/-	0/-	0	0	0/-	+	0	Potential for negative impacts depending on how the rollout is undertaken.
<b>Rural Tourism</b>												
RF99	Support sustainable tourism initiatives which develop the tourist potential of the rural area while recognising and enhancing the quality and values of the rural area.	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated. Suggest text inclusion "quality and environmental values of the rural area".
<b>Recreational Pursuits Requiring Natural &amp; Built Landscape Features</b>												
RF100	Support recreational pursuits which promote the use of natural landscape features in a way which does not detract or cause undue damage to the features upon which any such proposed initiatives rely. Where the proposed pursuit involves land use changes either within or adjacent to European sites, proposals will be subject to Screening for Appropriate Assessment.	0/-	+	+	0/-	0	0	0	0/-	+	0/-	Potential for direct impact on BFF, SL, W, CH and L as unknown nature of the recreational pursuits. Suggest text alteration "European sites instead of Natura 2000 sites". Proposals will be subject to Screening for Appropriate Assessment".
<b>Walking Trails</b>												
RF101	Promote informal recreation, particularly walking, through the development and expansion of a network of safe walking routes through and across towns, accessing parkland in the built up areas and into and through rural areas. Such routes can link in with existing way marked trails, Slí na Slainte walks and parts of the Green Infrastructure Network and other local resources, such as existing or new rights of way.	0/-	+	+	0	0	0	0	0	+	0	The objective is directly positive for P, HH and MA. However it could increase recreational pressure on European sites. Suggest text inclusion "The objective will be subject to Screening for Appropriate Assessment".
RF102	Support the provision of proposed long distance walking trails that provide access to scenic coastal and river features, subject to Screening for Appropriate Assessment.	0/-	+	+	0	0	0	0	0	+	0	As with RF90 a positive objective for P, HH and MA. Suggest text inclusion "subject to Screening for Appropriate Assessment".

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Golf</b>												
RF103	Facilitate the creation of golf courses, pitch and putt courses, and driving ranges in the Greenbelt where such development does not contravene the vision and zoning objective for the Greenbelt or impact on any historic designed landscapes, and subject to Screening for Appropriate Assessment.	-	+	+	-	-	0	0	0/-	0	-/0	There is significant potential for negative impacts associated with this objective, particularly if it results in the destruction of natural habitats. Implementation of this objective should not contravene any environmental objectives of the area or adjacent areas. AA screening required. Suggest text alteration "subject to Screening for Appropriate Assessment".
RF104	Require that all applications for planning permission for golf courses are accompanied by Impact Statements, including proposed mitigation measures, which assess; <ul style="list-style-type: none"> <li>• The visual impact,</li> <li>• The cumulative effect of the proposed additional golf course upon the landscape,</li> <li>• The impact of the proposed golf course on the existing biodiversity, archaeological and architectural heritage,</li> <li>• The impact on drainage, water usage, and waste water treatment in the area, and proposed mitigation of these impacts, and;</li> <li>• Screening for assessment under the Habitats Directive of the potential for impacts on Natura 2000 Sites.</li> </ul>	+/-	+	+	+/-	+/-	0	0	0/-	+	+/-	The inclusion of specific criteria is positive for the protection of the environment. However unknown impacts on the environment. Suggest text inclusion "accompanied by an Environmental Impact"  Suggest text alteration for last bullet point "subject to Screening for Appropriate Assessment".
<b>Tourism and Fingal's Rural Villages</b>												
RF105	Develop and maximise the tourism potential of the rural villages by facilitating the provision of visitor services and accommodation, the promotion of new environmentally sustainable tourism products	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	The potential development is unknown and could impact on BFF, SL, W, CH and L.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	and co-operate with the relevant bodies in the marketing and promotion of tourism in the area.											
<b>Seamus Ennis Centre</b>												
RF106	Promote the extension and development of the Seamus Ennis Cultural Centre, to incorporate a purpose built theatre /performance venue and ancillary facilities.	0/-	+	+	0/-	0/-	0	0	+/-	+	0/-	The Seamus Ennis Cultural Centre is located in Naul. All development has the potential to impact on the environment and more specifically on BFF, SL, W, CH and L. Positive impacts for P, HH, CH and MA. Suggest text inclusion "sustainable development".
<b>Provision of Visitor Accommodation within Rural Fingal</b>												
RF107	Support proposed extensions to existing dwellings, within areas which have zoning objectives, RU, GB, HA, RV, or RC, which provide for bed and breakfast or guest house accommodation where the size, design, surface water management and foul drainage arrangements for the proposed development does not erode the rural quality and character of the surrounding area.	0/-	+	+	0	0/-	0	0	0/-	+	0	This objective should have beneficial impacts; however, development of greenfield areas can lead to conflicts with BFF, W and CH. Suggest text inclusion "surface and foul drainage".
<b>Land Reclamation and Aggregate Extraction</b>												
RF82	Prohibit mineral extraction and land reclamation along the coast, particularly in proximity to estuaries, except where it can be demonstrated that there will be no significant adverse impact on the environment, visual amenity, heritage or the conservation objectives of European Sites Sites.	+	+	+	+	+	0	0	+	+	+	A positive objective that protects the environment from inappropriate mineral extraction or land reclamation. Suggest text alteration "European sites".
RF83	Ensure that any future proposals for extraction of aggregates and land reclamation proposals include an assessment of the impact(s) on the natural and cultural heritage, and on the coastal processes of erosion, deposition accretion and flooding. Any such proposals may need to be accompanied by an	+	+	+	+	+	0	0	+	+	+	This objective will inform the decision making process and as such is a valuable one for protection of the environment.  Suggest text alteration for last

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Environmental Impact Statement and/or Screening for Appropriate Assessment.											bullet point "subject to Screening for Appropriate Assessment".
RF84	Carry out processing and storage of extracted aggregates in a manner which minimizes the impact on the natural environment and residential amenities.	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	This objective aims to minimise impacts on natural and residential amenities and as such is valuable. However, the potential for negative impacts to occur to BFF, SL, W, CH and L would remain.
RF85	Prohibit the removal of beach material, aggregates, sand and gravel, including the removal of material from sand dune ecosystems.	+	0	0	+	+	0	0	+	+	+	This objective would be expected to result in positive direct impacts in most issue areas as it would protect natural environment and processes and also natural defences.
RF86	Preserve and protect wetlands, coastal habitats, and estuarine marsh lands in the coastal zone from inappropriate development, including land reclamation. Any proposals for land reclamation in the coastal zone shall be subject to Screening for Appropriate Assessment and to an assessment of impacts on any such wetlands, coastal habitats, and estuarine marsh lands and its impacts on coastal processes including erosion, deposition, accretion and flooding particularly in light of climate change.	+	0	0	+	+	0	0	+	+	+	A positive policy for the protection of the environment.  Suggest text alteration for last bullet point "subject to Screening for Appropriate Assessment".  Suggest text alteration for last bullet point "flooding and potential impacts from climate change".
RF87	Require that applications for planning permission for any proposed land reclamation are supported by a Visual Impact Statement which comprehensively describes the visual impact of the proposed development.	+	0	0	+	+	0	0	+	+	+	A positive policy for the protection of the environment.
Provision of Visitor Accommodation within Rural Fingal.												
RF108	Promote the development of appropriately located and sensitively designed campsites as an	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	Potential for negative impacts to occur to BFF, SL, W, CH and L

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	alternative form of accommodation for visitors to the County.											depending on the location of the campsite.
RF109	Any campsite adjacent to settlements shall, in terms of scale, layout and design, have regard to the existing character of the village and residential amenity. A detailed hard and soft landscaping plan shall be submitted for campsite applications.	0	+	0	0	0	0	0	0	0	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 6 Economic Development</b>												
<b>Statement of Policy</b>												
<b>Sustainable Economic Development</b>												
ED01	Ensure that there is a sufficient quantum of zoned lands to facilitate a range of enterprise development and a mix of employment creation across all business and industry sectors within Fingal.	0	+	0	0	0	0	0	0	+	0	The objective will have positive benefits on P and MA through possibilities for employment from assurance that sufficient lands are zoned.
ED02	Ensure that economic development zonings are logically and coherently located to maximise upon infrastructural provision, particularly in relation to locating high-employee generating enterprise and industry proximate to high capacity public transport networks and links thereby reducing reliance on private car transport.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated. There are positive impacts from assuring that economic development zonings are linked to the public transport network. Suggest including text to outline that infrastructural provision also relates to water and wastewater capacities.
ED03	Prioritise locating quality employment and residential developments in proximity to each other in order to reduce the need to travel, and ensure that suitable local accommodation is available to meet the needs of workers in the County.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated. This objective will have direct positive impacts on CF.
ED04	Support existing successful clusters in Fingal, such as those in the ICT, pharmaceutical, aviation and agri-food sectors, and promote new and emerging clustering opportunities across all economic sectors within the County.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Potential for negative impacts on BFF, SL, W, CH and L depending on the location of the clusters, the sectors involved and the carrying capacity of the area. Clustering does have potential positive impacts on P and MA due to reduced need to travel for services and indirect positive impacts on A and CF.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
ED05	Promote the regeneration of obsolete and/ or underutilised buildings and lands that could yield economic benefits, with appropriate uses and subject to the proper planning and development of the area.	+/-	+	+	+	0	0	0	+/-	+	0	The objective is very positive on P and MA in relation to brownfield development. However, there could be indirect negative impacts on BFF and CH from impacts to bats residing in existing buildings and architectural impacts if structures were had cultural heritage importance. Suggest text amendment to say “proper planning and sustainable development of the area”
ED06	Identify business parks and industrial estates that are in need of regeneration, and engage with all relevant stakeholders and interested parties to encourage their regeneration and revitalisation.	+	+	+	0	+	0	0	0	+	+	The identification of parks and industrial estates in need of regeneration is positive for BFF, P, HH, W, MA and L as there will be a focus towards implementing improvements so long as they are undertaken in line with protection of the environment. Suggest text amendment to say “regeneration and revitalisation in line with sustainable measures.”
ED07	Utilise the measures and powers available to Fingal to encourage and promote the regeneration of areas in need of renewal, for instance in underperforming or outdated commercial and/ or industrial areas, and in town and village centres where higher vacancy rates exist.	0/-	0	+	0/-	0/-	0	0	0/-	+	0	The objective is very positive on P and MA in relation to encouraging regeneration and renewal. However there is potential for negative impacts on the environment depending the measures taken in the regeneration process. Suggest text amendment to say “exist in line with proper planning and sustainable development.”
<b>Strategic Regional Position</b>												
ED08	Maximise the sustainable economic potential of Fingal being part of the Dublin City Region, the County’s unique strengths and its advantageous position within the East Midlands Regional Assembly.	0	+	0	0	0	0	0	0	+	0	Economic potential will have positive impacts on P and MA, however there are unknown impacts as the measures to maximise the economic potential are not defined. Suggest text amendment to say “economic potential of Fingal through sustainable means, ensuring protection of our natural heritage.”
ED09	Maximise sustainable economic	0	+	0	0	0	0	0	0	+	0	This objective is positive as it is linking economic

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	opportunities associated with the presence of key infrastructural assets within the County including Dublin Airport, the national motorway network, railway services, and the close proximity to Dublin City and Dublin Port via the Port Tunnel.											opportunities to existing infrastructural assets. Suggest text amendment to say “maximise sustainable economic opportunities”.
ED10	Ensure that Fingal plays a pivotal role in the promotion of Dublin as the primary Gateway in the Eastern and Midlands Region through engaging and collaborating with the other Dublin local authorities and the East Midlands Regional Assembly.	0	+	0	0	0	0	0	0	+	0	No negative impacts anticipated.
ED11	Realise the benefits associated with the Dublin-Belfast Economic Corridor through supporting appropriate forms of development at key locations in accordance with the Fingal Settlement Strategy.	0/-	+	+	0/-	0/-	0	0	0	+	0/-	The development of settlement in line with the Dublin-Belfast Economic Corridor is positive for MA and particularly P and HH as this objective is aligned with the Fingal Settlement Strategy. Potential for negative impacts on BFF, SL, W, CH and L as a result of new development.
ED12	Engage and collaborate with adjoining local authorities and regional assemblies, as appropriate, to promote the continued economic development of the Dublin-Belfast Economic Corridor.	0/-	+	+	0/-	0/-	0	0	0	+	0/-	As with the objective for realising the benefits associated with development along the Dublin-Belfast Economic Corridor, there will be similar impacts however through collaborating with other local authorities the cumulative impacts on the environment will have to be considered. Suggest text amendment to say “continued sustainable economic development”.
<b>Sectoral Opportunities and Stakeholder Engagement</b>												
ED13	Promote inclusive job rich growth by supporting employment creation across the County and across employment and industry sectors.	0	+	+	0	0	0	0	0	+	0	Positive impacts for P, HH and MA. Suggest text amendment to say “sustainable growth”.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
ED14	Maximise the amount of employment growth and enterprise creation across all economic sectors and ensure that growth is distributed in a sustainable manner across the County in accordance with the Settlement Strategy.	0	+	+	0	0	0	0	0	+	0	This objective is grounded in a sustainable approach and will therefore consider the environment.
ED15	Liaise and coordinate with Fingal's Local Community Development Committee, the Economic Development and Enterprise SPC and the Local Enterprise Office to ensure that themes and goals included in the Local Economic Community Plan are supported by policies and objectives in the Development Plan, as appropriate.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
ED16	Actively seek and facilitate continued opportunities for investment in and development of FDI and indigenous enterprises at appropriate locations in the County through engagement and collaboration with the relevant national enterprise agencies.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated. All development will be subject to appropriate planning.
<b>Education Links</b>												
ED17	Recognise the strong link between a well-educated workforce and economic prosperity, support continued educational investment in the County and promote collaboration with third level institutions located outside of Fingal.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
ED18	Facilitate and promote synergies between education, technology and	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	industry in order to improve economic development and life-long learning in Fingal.											
<b>Supporting Infrastructure</b>												
ED19	Liaise and engage with all relevant public service providers to ensure that zoned lands for economic development purposes are serviced in a timely fashion to facilitate opportunities for employment and enterprise creation.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
ED20	Require that proposals for economic development are served by quality supporting infrastructure with sufficient capacity. A sequential approach may be used for assessing economic developments to ensure their appropriate and sustainable delivery.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
<b>The Green Economy</b>												
ED21	Ensure that a sustainable approach is taken to enterprise development and employment creation across all sectors of the Fingal economy in accordance with the Green Economy national frameworks relevant to each sector.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
ED22	Engage with all relevant government stakeholders, enterprise agencies and sectoral representatives in pursuing 'green' approaches to economic development, and actively collaborate with key industry and educational bodies to promote Fingal	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	based initiatives across the economic sectors.											
<b>Financial Services</b>												
ED23	Promote the growth of the financial and banking sector in Fingal by facilitating the conditions conducive to such development including the creation of high quality physical environments offering a range of building and office accommodation types, supported through the provision of the necessary services and public transport infrastructure.	0	+	+	0	0	+	+	0	+	0	No negative impacts are anticipated.
<b>Information and Communication Technology</b>												
ED24	Promote the continued growth of the ICT sector in Fingal by creating high quality built environments offering a range of building sizes, types and formats, supported by the targeted provision of necessary infrastructure.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.  Suggest text amendment to say “Promote the continued sustainable growth....”.  Suggest text amendment to say “necessary infrastructure including public transport”.
ED25	Engage and collaborate with key stakeholders, relevant agencies, and sectoral representatives to develop the ICT sector in Fingal and to ensure that the economic potential of the sector is secured for the benefit of the local economy, and national economy.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
<b>Manufacturing</b>												
ED26	Promote the growth of the manufacturing sector in Fingal by responding to the varying needs and	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated. Suggest text amendment to say “Promote the

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	requirements of the different components within the sector and by creating high quality built environments offering a range of building sizes and formats, supported by the targeted provision of necessary infrastructure.											sustainable growth....”.
<b>Dublin Airport</b>												
ED27	Engage and collaborate with key stakeholders, relevant agencies and sectoral representatives to ensure that Dublin Airport is developed and promoted as a secondary hub to capitalise on the associated wider economic benefits for Fingal and the wider region.	0	+/-	+/-	0	0	0/-	0/-	0	+	0	The liaison with key stakeholders and relevant agencies is positive for P and MA in relation to job creation opportunities. Expansion of the airport will lead to increased pressure on established local communities in the area as well as increased pressure on water and wastewater services. Continued operation of the airport and future development expansion would have negative impacts for A and CF.
ED28	Ensure that the required infrastructure and facilities are provided at Dublin Airport so that the aviation sector can develop further and operate to its maximum sustainable potential.	0/-	+/-	+/-	0/-	0/-	0/-	0/-	0/-	+	0/-	Development at the airport is positive for job creation opportunities within Fingal and Ireland. However infrastructural requirements could impact on the natural environment including BFF,P, HH, SL, W, A, CF and L. Suggest text amendment to say “operate to its maximum sustainable potential”.
ED29	Ensure an appropriate balance is achieved between developing the unique potential of Dublin Airport as an economic generator and major employer in the County and protecting its core operational function as the country’s main international airport.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED30	Engage with and support the DAA and other employment providers in	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	aviation uses associated with Dublin Airport to create quality and easily accessible employment opportunities for Fingal residents.											
<b>Retail</b>												
ED31	Ensure that policies in relation to type, quantum and locations of retail floorspace provision are consistent with the requirements and recommendations of the relevant regional policy frameworks and national planning guidelines.	0	+	+	0	0	0	0	0	+	0	Such an objective seeks to facilitate and encourage shops whilst ensuring they are in line with relevant frameworks and guidelines. This will have positive impacts for P, HH and MA by the provision of services in core areas, reducing the need for travel.
ED32	Require that new significant retail development be primarily directed to the higher levels in the Fingal Retail Hierarchy and specifically to the core retail areas identified for these centres. Only in exceptional circumstances (where the planning authority is satisfied that there are no sites or potential sites available either within the core retail area or on-the-edge of the core, and that the proposed retail development is necessary to serve the needs of the area) will proposed retail developments that are located outside of these centres and/ or the core retail areas of these centres be positively considered.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED33	Ensure that applications for new retail development are consistent with the retail policies of the Development Plan, in particular with	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	the Retail Hierarchy, and are assessed in accordance with the requirements of the for <i>Planning Authorities: Retail Planning Guidelines</i> , including, where appropriate, the application of the Sequential approach, and requirements for retail impact assessments and transport impact assessments for retail developments which due to their scale and/ or location may impact on the vitality and viability of major town, town, local and village centres.											
ED34	Develop and promote Swords and Blanchardstown as sustainable, vibrant and prosperous Major Town Centres operating at the highest Level within the Fingal Retail Hierarchy, and to further strengthen, improve and diversify the retailing performance of Swords and Blanchardstown within a regional context.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED35	Facilitate improvements to the quantum and quality of retail offer and function in Swords and Blanchardstown, and ensure their sustainable development by consolidating, intensifying and enhancing their core retail areas, and by directing new retail opportunities into the core retail areas identified for each.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
ED36	Ensure the development of Balbriggan, Malahide, Skerries, Charlestown, Donabate, Lusk and Rush as sustainable, vibrant and prosperous Town Centres performing at a high retail level within the Fingal Retail Hierarchy to meet the retailing needs of and offer sufficient retail choice to their local populations and catchment populations.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED37	Facilitate appropriately scaled improvements to the quantum and quality of retail offer and function in Balbriggan, Malahide, Skerries, Charlestown, Donabate, Lusk and Rush, and ensure their sustainable development by consolidating, intensifying and enhancing their existing core retail areas, and by directing new retail opportunities into the core retail areas identified for each.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED38	Ensure that the Level 3 Town centres have a retail offer that is sufficient in terms of scale, type, and range without adversely impacting on or diverting trade from the higher order retailing locations.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED39	Ensure the development of Level 4 Centres as sustainable, vibrant and prosperous Small Towns, Village Centres and Local Centres performing at a level within the	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Fingal Retail Hierarchy to meet the retailing needs of immediate local populations and catchment populations.											
ED40	Where a gap in the retail provision of a Level 4 Centre is identified and established, facilitate appropriately scaled improvements to the retail offer and function in Level 4 Centres and ensure their sustainable development by enhancing the existing Centre for each and directing new retail opportunities into the Centres.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED41	Ensure that Level 4 Small Towns, Village Centres and Local Centres have a retail offer that is sufficient in terms of scale, type, and range without adversely impacting on or diverting trade from the higher order retailing locations.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED42	Ensure the development of Level 5 Centres as sustainable, vibrant and prosperous Local shops and Small Villages performing at a level within the Fingal retail Hierarchy to meet the retailing needs of immediate local populations and catchment populations.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED43	Where a gap in the retail provision of a Level 5 Centre is identified and established, facilitate appropriately scaled improvements to the retail offer and function in Level 5 Centres	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	and ensure their sustainable development by enhancing the existing Centre for each and directing new retail opportunities into the Centres.											
ED44	Ensure that the Level 5 Local Shops and Small Villages have a retail offer that is sufficient in terms of scale, type, and range without adversely impacting on or diverting trade from the higher order retailing locations.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED45	Maintain and strengthen the vitality, viability and regeneration of the County's Major Town, Town, Local and Village Centres by providing for civic, leisure, cultural and tourism attractions while ensuring that retailing remains a core function of these centres.	0/-	+	+	0	0/-	0	0	+	+	0/-	The objective is very positive on P, HH, CH and MA in relation to encouraging leisure, cultural and tourism attractions. There is potential for negative impacts on the environment depending on the types of leisure, cultural and tourism attractions.
ED46	Support the measures and actions identified in the <i>Local Authority Retail Support: Improving our Cities and Towns, June 2015</i> to address the negative issues associated with vacancy and to ensure that the potential benefits associated with retailing activities is captured for the County's urban and rural centres.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED47	Control the provision of non-retail uses, especially at ground floor level, in the main streets of towns and villages, shopping centres and local centres to ensure that injury is not caused to the amenities of these	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	streets and centres through the loss of retail opportunities.											
ED48	Prevent an over-supply or dominance of fast food outlets, takeaways, off licences, and betting offices in the main streets of towns and villages, shopping centres and local centres to ensure that injury is not caused to the amenities of these streets and centres through the loss of retail opportunities.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED49	Direct demand for new retail warehousing and/or retail parks into the Major Town Centre 'MC' zoned lands of the Level 2 higher order retailing locations and into the Retail Warehousing 'RW' zoning, preferably, in the first instance, to consolidate the existing clusters of retail warehouses and/or retail parks.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
ED50	Ensure that applications for new retail warehousing and/or retail parks are consistent with the requirements of the <i>Guidelines for Planning Authorities: Retail Planning</i> , including where appropriate, the application of the Sequential Approach, and requirements for retail impact assessments and transport impact assessments for retail developments which due to their scale and/or location may impact on the vitality and viability of	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	existing retail parks.											
<b>Tourism Sector</b>												
ED51	Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the tourism sector in Fingal and to ensure that the economic potential of the tourism sector is secured for the benefit of the local economy.	0	+	0	0	0	0	0	+	+	0	No negative impacts anticipated as the environment is being protected by specific tourism. objectives Suggest text amendment to say “develop tourism sector by sustainable means in Fingal”.
ED52	Facilitate and contribute to the implementation of the objectives and actions identified in the <i>Fingal Tourism Strategy 2015-2018</i> for the economic benefit of the County.	0/-	+	0/-	0/-	0/-	0/-	0/-	+/-	+	0/-	There is potential for negative impacts on BFF, SL, W, A, CF, CH and L through implementation of objectives and actions to increase tourism in Fingal. While there is the positive economic benefit for P, HH and CH that comes with increased revenue this must not be the sole driving force and protection of the environment must be adhered to. Suggest that screening for SEA be undertaken.
ED53	Develop the necessary tourism infrastructure, visitor attractions and supporting facilities at appropriate locations in the County in a manner that does not have an adverse impact on the receiving areas and the receiving environment.	0/-	+	0/-	0/-	0/-	0/-	0/-	+/-	+	0/-	Tourism infrastructure is positive for P and MA however there is potential for negative impacts on the receiving environment and the development of infrastructure will have to be in line with proper planning. Suggest text amendment to say “on the receiving areas and the receiving environment”.
ED54	Direct the provision of tourist related facilities, such as information offices and cultural centres, into town and village locations to support and strengthen the existing economic infrastructure of such centres.	0	+	0	0	0	0	0	+	+	0	No negative impacts anticipated.
ED55	Ensure the economic benefits associated with promoting the	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated. Suggest text amendment to say “and protection,

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	County's natural, cultural and built heritage are balanced with full consideration for their conservation and protection.											with particular focus on Habitats Directive European sites".
ED56	Support events and concerts at suitable locations within Fingal subject to the appropriate licensing arrangements, and to protecting and safeguarding the amenities of the area and the natural and built heritage.	0/-	+	+/-	0/-	0/-	0	0	0/-	+	0/-	Positive impacts on P, but depending on the location of the events there could be negative impacts on the environment. Suggest text amendment to say "amenities of the area and the natural and built heritage".
ED57	Promote and facilitate opportunities to create an integrated pedestrian and cycle network linking key tourist destinations in the County, by advancing the proposed Fingal Coastal Way, identifying public rights of way in consultation with all relevant stakeholders, and by exploiting former rail networks for use as potential new tourist and recreational walking routes.	+/-	+	+	+/-	+/-	+	+	+/-	+	0	Potential for negative impacts on BFF through indirect negative impacts via disturbance and or cumulative impacts. Potential indirect negative impacts on SL, W and CH. Positive impacts for P, HH, A, CF and MA through increased walking, cycling and use of the coast. Suggest text inclusion to recommend that objective includes for a route evaluation study be carried out as part of the development of the way to ensure a balance is reached between public use and nature conservation.
ED58	Promote opportunities for enterprise and employment creation in rural-based tourism where it can be demonstrated that the resultant development will not have a negative impact on the receiving rural environment.	0	+	0	0	0	0	0	+	+	0	No negative impacts anticipated.
Recreational Trails Network												
ED59	Establish a Recreational Trails Committee within Fingal County Council to plan, develop and	+/-	+	+	+/-	+/-	+	+	+/-	+	0	Potential for negative impacts on BFF through indirect negative impacts via disturbance and or cumulative impacts. Potential indirect negative

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	implement a recreational trail network throughout the County in association with relevant stakeholders, landowners and various community interest groups within the County.											impacts on SL, W and CH. Positive impacts for P, HH, A, CF and MA through increased walking and use of the coast.
ED60	Develop a Recreational Trails Plan for the County in conjunction with relevant stakeholders, landowners and various community interest groups within the lifetime of this Plan. This Plan shall set out a coordinated strategic framework for future recreational trail development in the County.	0/-	0	0	0/-	0	0	0	0/-	+	0	The Recreational Trails Plan will need to take into consideration sensitive environmental sites. Unknown potential impacts on SL, W and CH depending on location of the trails.
ED61	Promote and facilitate the development of the Fingal Coastal way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites and species protected by law and ensure integration of the Fingal Coastal way with other strategic trails within Dublin City and adjoining counties.	-/0	+	+	0	0	0	0	+	+	0/-	Potential for negative impacts however the policy does outline the need to avoid significant adverse impacts on BFF and CH.
ED62	Support walking groups and local communities to develop walking trails in towns and villages both for the enjoyment of local people and as an attractor for visitors to the area, promoting local economic development.	0	+	+	0	0	0	0	+	+	0	Overall positive for P and HH as the trails are focused on towns and villages.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
Integrated Tourism Complexes												
ED63	Facilitate, where appropriate, the conversion of former demesnes and estates and their outbuildings into integrated tourist, leisure and recreational complex developments subject to architectural conservation best practice and proper planning and sustainable development.	0	+	+	0	0	0	0	+/-	+	0	Overall positive for P and CH however depending on the approach to the development there is still potential for negative impacts on CH.
<b>Agri Food Sector</b>												
ED64	Engage and collaborate with key stakeholders, relevant agencies, sectoral representatives and local communities to develop the agri-food sector in Fingal, to promote and showcase the agri-food sector, including supporting events such as Flavours of Fingal, and to ensure that the economic potential of the sector is secured for the benefit of the local economy, and national economy.	0/-	+	0	0/-	0/-	0	0	+	+	0/-	Positive impacts on P, CH and MA from development of the agri-food sector in Fingal which has a long history within Fingal. However potential for negative impacts on BFF, SL, W and L if pollution prevention and conservation are not of principal importance. Suggest text inclusion "to sustainably develop the agri-food sector"
ED65	Ensure the economic benefits associated with promoting the County's agri-food sector are balanced with due consideration for the conservation and protection of the rural environment.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. Direct and indirect positive impacts from this objective.
ED66	Promote the growth of the agri-food sector in Fingal by responding to the varying needs and requirements of the different components within the sector and by creating high quality built environments offering a range of building sizes and formats,	0/-	+	0	0/-	0/-	0	0	+	+	0/-	As previously stated the agri-food sector has the potential to both positively and negatively impact on the environment. The objective for promoting the agri-food sector with due consideration for the conservation and protection of the rural environment provides protection.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	supported by the targeted provision of necessary infrastructure.											
ED67	Encourage and provide opportunities specifically linked to food, horticulture, agriculture and the development of value added opportunities in these areas.	0/-	+	0	0/-	0/-	0	0	+	+	0/-	As previously stated the agri-food sector has the potential to both positively and negatively impact on the environment.
<b>Marine Sector</b>												
ED68	Support the existing diverse nature of the marine sector in Fingal, and identify and promote sustainable growth opportunities, while protecting European site. This shall be achieved through engagement and partnership with the relevant agencies, sectoral representatives and local communities.	0/-	+	0	0	0/-	0	0	0/-	+	0/-	Positive impacts on P and MA from development of the marine sector in Fingal. However potential for negative impacts from growth on BFF, W, CH and L if pollution prevention and conservation are not of principal importance. Suggest text inclusion "promote sustainable growth"
ED69	Develop a strategy for the future development of harbours in Fingal to service the seafood industry with key stakeholders and all interested parties. The Strategy will be subject to Screening for Appropriate Assessment and SEA.	0/-	+	0	0	0/-	0	0	0/-	+	0/-	Due to the potential for negative impacts from the development of harbours within Fingal the strategy will be subject to environmental assessment, including SEA Screening and Screening for Appropriate Assessment. Suggest text inclusion "parties. The Strategy will be subject to Screening for Appropriate Assessment and SEA."
ED70	Ensure that proposals for economic development associated with the marine sector are cognisant of the sensitivities of many of Fingal's coastal locations and that relevant environmental issues are appropriately considered.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. Direct and indirect positive impacts from this objective.
ED71	Promote opportunities for enterprise and employment creation in marine	0/-	+	0	0	0/-	0	0	0/-	+	0/-	Both positive and negative impacts identified due to the unknown nature of the opportunities.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	tourism where it can be demonstrated that the resultant development will not have a negative impact on the receiving marine environment.											
ED72	Undertake a feasibility study of the Fingal coastline to identify potential sites to accommodate marina development relevant to recreational pursuits and requirements. As part of the study the impact on the receiving marine environment including the coastline, will be assessed and Screening for Appropriate Assessment undertaken.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
<b>Location of Employment</b>												
ED73	Ensure there are sufficient quantum and appropriate types of lands zoned for commercial, enterprise and/ or industrial uses in urban and rural located centres in accordance with the Settlement Hierarchy.	0/-	+	0	0/-	0/-	0	0	0/-	+	0/-	Positive in relation to ensuring that sufficient land is zoned in accordance with the settlement hierarchy, however the zoning of land, especially on greenfield could have negative impacts on the environment for BFF, SL, W, CH and L.
ED74	Support economic growth within the Metropolitan Area through consolidating, strengthening and promoting the strategic importance of the major urban centres of Swords and Blanchardstown and of key employment locations such as Dublin Airport and Dublin 15.	+/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Supporting growth through consolidation of the metropolitan area is positive in relation to protection of the hinterland. There are more opportunities for provision of public transport with knock on benefits to HH and A and CF. With any growth and development there are potential negative impacts on BFF, SL, W, CH and L. Objectives are in place to outline that adequate water and waste water infrastructure are required for growth in urban centres.
ED75	Ensure that settlements and locations within the Metropolitan Area pursue	+/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Consolidation of the metropolitan area is important to reduce rural sprawl. Providing focus



	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
ED78	Prepare Local Area Plans or Masterplans where indicated on economic development generating lands in collaboration with key stakeholders, relevant agencies and sectoral representatives. SEA Screening should be undertaken on any forthcoming LAP's and Masterplans.	+	+	+	+	+	+	+	+	+	+	The preparation of LAPs or Masterplans is positive if the protection of the environment is addressed within the plans. Such plans will need to consider the cumulative impacts associated with development and delivery of development in a number of different areas.  Suggest text inclusion "SEA Screening should be undertaken on any forthcoming LAPs and Masterplans."
ED79	Consider the allocation of various sizes of land parcels for economic development land use zonings in order to cater for a wide range of employment and enterprise formats.	0	+	0	0	0	0	0	0	0	0	No negative impacts anticipated.
ED80	Prepare LAPs and Masterplans within the lifetime of the Development Plan for strategically important General Employment zoned lands in collaboration with key stakeholders, relevant agencies and sectoral representatives.	+	+	+	+	+	+	+	+	+	+	The preparation of LAPs or Masterplans is positive. Screening for SEA and AA shall be undertaken for LAPS and should be undertaken for SEA.
ED81	Encourage high quality sustainable design, permeability and pedestrian and/ or cyclist friendly environments within General Employment zoned areas.	0	+	+	0	0	+	+	0	+	+	No negative impacts anticipated.
ED82	Prepare LAP and Masterplans within the lifetime of the Development Plan for strategically important High Technology zoned lands in collaboration with key stakeholders, relevant agencies and sectoral representatives.	+	+	+	+	+	+	+	+	+	+	The preparation of LAPs or Masterplans is positive. Screening for SEA and AA shall be undertaken for LAPS and should be undertaken for Masterplans.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
ED83	Encourage the development of corporate offices and knowledge based enterprise in the County on High Technology zoned lands and work with key stakeholders, relevant agencies and sectoral representatives to achieve such development.	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	High technology zoned lands will focus on employment opportunities for Fingal but any development can have negative impacts on the natural environment.
ED84	Support the continued investment in, and management and promotion of the Dublin 15 Enterprise Zone in collaboration with key stakeholders, relevant agencies and sectoral representatives.	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	Similar issues to ED83
ED85	Prepare the <i>Dublin Airport Local Area Plan</i> within the lifetime of the Development Plan in collaboration with key stakeholders, relevant agencies, sectoral representatives and local communities.	+	+	+	+	+	+	+	+	+	+	The preparation of LAPs or Masterplans is positive. Screening for SEA and AA shall be undertaken for LAPS and should be undertaken for Masterplans.
ED86	Prepare Local Area Plans and Masterplans within the lifetime of the Development Plan for strategically important Metro Economic zoned lands in collaboration with key stakeholders, relevant agencies and sectoral representatives.	+	+	+	+	+	+	+	+	+	+	The preparation of LAPs or Masterplans is positive. Screening for SEA and AA shall be undertaken for LAPS and should be undertaken for Masterplans.
ED87	Protect the integrity of the Metro Economic Corridor from inappropriate forms of development and optimise development potential in a sustainable and phased manner.	0/-	+	0	0	0/-	0	0	0/-	+	0/-	Positive in relation to protection of the Metro Economic Corridor to optimise development potential but there may be negative impacts on the environment from development.
ED88	Ensure high quality urban design	+	+	+	0	0	+	0	0	+	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	within the Metro Economic zoning, incorporating exemplary public spaces, contemporary architecture and sustainable places within a green landscape setting.											
ED89	Prepare a Masterplan within the lifetime of the Development Plan for Warehouse and Distribution zoned lands in collaboration with key stakeholders, relevant agencies and sectoral representatives..	+	+	+	+	+	+	+	+	+	+	The preparation of LAPs or Masterplans is positive. Screening for SEA and AA shall be undertaken for LAPS and should be undertaken for Masterplans.
ED90	Encourage large-scale distribution activities to locate within areas zoned Warehouse and Distribution.	0/-	+	0	0/-	0/-	0	0	0/-	+	0/-	Potential for negative impacts.
ED91	Ensure that sufficient land is reserved around site boundaries, in both individual sites and industrial parks to accommodate landscaping which will soften the visual impact and reduce the biodiversity loss of the development and improve the quality of the environment.	+	+	+	0	0	+	+	0	+	+	No negative impacts anticipated. Direct positive impacts for BFF and L and indirect positive impacts on P, HH, A, CF.
ED92	Prepare Masterplans within the lifetime of the Development Plan for Food Park zoned lands in collaboration with key stakeholders, relevant agencies and sectoral representatives.	+	+	+	+	+	+	+	+	+	+	The preparation of LAPs or Masterplans is positive. Screening for SEA and AA shall be undertaken for LAPS and should be undertaken for Masterplans.
<b>Sectoral Building Requirements</b>												
ED93	Ensure that a broad range of office accommodation, in terms of size, scale, format and arrangements, is provided for to adequately respond to enterprise requirements in	0	+	0	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	different economic sectors.											
ED94	Ensure that proposals for office development demonstrates regard to the relevant development standards.	0	+	0	0	0	0	0	0	+	0	No negative impacts anticipated.
ED95	Promote the provision of workspace units suitable for SMEs and start-up companies in general and with particular emphasis on ensuring their provision within large schemes to offer opportunities associated with clustering and networking.	0	+	0	0	0	+	+	0	+	0	No negative impacts anticipated. Indirect positive impacts on A and CF associated with clustering and the reduced need for travel.
ED96	Support the provision of home based economic activity that is subordinate to the main residential use of a dwelling and that does not cause injury to the amenities of the area.	0	+	0	0	0	0	0	0	+	0	No negative impacts anticipated.
<b>Sectoral Building Requirements</b>												
ED97	Ensure that a range of industrial and/ or manufacturing units, in terms of size, scale, format and arrangements, is provided for to adequately respond to enterprise requirements in different economic sectors.	0	+	0	0	0	0	0	0	+	0	No negative impacts anticipated.
ED98	Proactively respond to the needs of enterprises undertaking pharmaceutical, data centre, food production and logistics activities that require bespoke building facilities to meet their specific manufacturing requirements.	0	+	0	0	0	0	0	0	+	0	No negative impacts anticipated.
ED99	Ensure that proposals for industrial and/ or manufacturing buildings demonstrate regard to the relevant	0	+	0	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	development standards.											
ED10 0	Encourage better integration of industrial areas into the urban fabric of the County, resolving tensions between uses and enhancing the security and permeability of industrial areas for pedestrians and cyclists as well as businesses.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated.
ED10 1	Encourage developments which are likely to generate significant levels of freight traffic to locate close to the existing County or national road network having regard to TII policy.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated.
<b>Local Facilities</b>												
ED10 2	Facilitate Local Support Facilities at identified locations providing a small range of uses to serve the needs of employees.	0	+	+	0	0	+	+	+	+	0	No negative impacts anticipated. Very positive in relation to potentially getting people walking to their local facilities.
ED10 3	Encourage the provision of Local Support Facilities to serve the needs of the employees within major employment areas.	0	+	+	0	0	+	+	+	+	0	No negative impacts anticipated. Very positive in relation to potentially getting employees walking to their local facilities.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 7 Infrastructure and Movement</b>												
<b>Movement</b>												
<b>Statement of Policy</b>												
	Promote and facilitate movement to, from, and within the County of Fingal, by integrating land use with a high quality, sustainable transport system that prioritises walking, cycling and public transport.											This policy is very positive through promoting the integration of land uses with sustainable transport systems. There would be direct and indirect positive impacts on P, HH, A, CF, MA. As with any development there is potential for negative impacts on the natural environment and there could be impacts on BFF, SL, W, CH and L through establishment of the infrastructure. Suggest inclusion of text at end to state "In facilitating such movement, the natural and cultural heritage of the County must be protected".
	Provide appropriate level of road infrastructure and traffic management, in particular to support commercial and industrial activity and new development.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	
<b>Objectives</b>												
MT01	Support National and Regional transport policies as they apply to Fingal. In particular, the Council supports the Government's commitment to Metro North and DART expansion included in <i>Building on Recovery: Infrastructure and Capital Investment 2016-2021</i> . The Council also supports the implementation of sustainable transport solutions.	0	+	+	0	0	+	+	0	+	0	The national and regional transport policies promote the use of sustainable forms of transport such as walking and cycling which has positive benefits on the wider environment. The objective focuses support towards sustainable transport having direct positive impacts on P, HH, A and CF. There would be cumulative benefits from decreased emissions from a potential reduction in private vehicle use. Metro North and the DART expansion will also assist with the decrease in private vehicle use. The promotion of sustainable travel should encourage higher densities within urban Fingal rather than development on greenfield sites which are not serviced by public transport thus having a positive direct impact on MA.
MT02	Support the recommendations of the	0/-	+/-	+/-	0/-	0/-	+/-	+/-	0/-	+	0/-	This policy is very positive through promoting

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	National Transport Authority's <i>draft Transport Strategy for the Greater Dublin Area 2016-2035</i> to facilitate the future sustainable growth of Fingal.											the NTA Strategy which includes integration of land uses with sustainable transport systems. However the strategy also includes linear infrastructure which can have negative impacts on BFF, P, HH, SL, W, CH and L. The strategy will be positive for A and CF when sustainable transport is promoted but it can also have negative impacts from increased facilitation of car trips.
MT03	Integrate land use with transportation by allowing higher density development along higher capacity public transport corridors.	0	+	+	0	0	+	+	0	+	0	This objective would result in positive impacts on P, HH, A, CF and MA due to the potential decrease in reliance on private vehicle trips. It will encourage integration between
MT04	Control on-street parking in the interests of the viability, vitality and amenity of commercial centres by maximising the supply of short stay parking for shoppers, while providing long-term parking within a reasonable distance for employees.	0	+	-	0	0	-	-	0	+	0	The provision of parking is directly negative for A, CF as it will not encourage sustainable transport for individuals however the objective is trying to balance the issues of allowances of parking for shoppers and employees ensuring that shoppers seek priority on a short term stay basis. Therefore positive impacts on P and MA.
MT05	Facilitate the provision of electricity charging infrastructure for electric vehicles.	0	+	+	0	0	+	+	0	+	0	A positive policy in relation to contributing towards mitigation of climate change. However who will be driving the provisions.
MT06	Support the growth of Electric Vehicles and EBikes, with support facilities, through a roll-out of additional electric charging points in collaboration with relevant agencies at appropriate locations.	0	+	+	0	0	+	+	0	+	0	A positive policy in relation to contributing towards mitigation of climate change. Without the relevant agencies specifying the locations for the charging points, this policy will not facilitate an increase in said facilities for electric vehicles.
MT07	Secure the implementation of the demand management measures in the M50 Demand Management Study, as required.	0	+	0/-	0	0	+/-	+/-	0	+	0	Due to the current capacity issues on the M50 these demand management measures are required to keep the M50 moving which will be positive for P and MA. There will be indirect

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												positive impacts on A and CF as the cars will move at a lower speed and reduce standstill congestion. However the objective is focused on vehicle usage which has negative impacts on A, CF and HH.
<b>Sustainable Transport: Walking &amp; Cycling</b>												
MT08	Promote walking and cycling as efficient, healthy, and environmentally-friendly modes of transport by securing the development of a network of direct, comfortable, convenient and safe cycle routes and footpaths, particularly in urban areas. The Council will work in cooperation with the NTA to implement <i>Draft Greater Dublin Area Cycle Network Plan</i> subject to detailed engineering design subject to detailed engineering design and the mitigation measures presented in the SEA and Natura Impact Statement accompanying the NTA Draft Plan.	0/-	+	+	0	0	+	+	0	+	0	<p>The promotion of the use of sustainable forms of transport, such as walking and cycling, will have positive benefits on the wider environment, including positive indirect and cumulative impacts in relation to A and CF as a result of the decrease in emissions associated with a reduction in private vehicle use. Improved links between residential areas and recreational, education and employment destinations will also have a positive impact on P and HH through the provision of sustainable transport. There is always the potential with implementation that BFF is impacted through loss of habitat or in the form of disturbance from people using the routes.</p> <p>The Strategic Environmental Assessment process and Appropriate Assessment have been undertaken on the Plan and their mitigation measures will have to be adhered to in the implementation within Fingal.</p> <p>There is potential to integrate this objective with ones for green infrastructure, natural heritage and cultural heritage as each of these are focused on the provision of cycleways/walkways to access the natural and built environment.</p> <p>Suggest text to be added to objective "engineering design and the mitigation</p>

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												measures presented in the SEA documents and Natura Impact Statement”.
MT09	Promote the provision of secure bicycle parking facilities and a bike rental scheme at appropriate locations, including stations and other public transport interchanges.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated.
<b>Public Transport</b>												
MT10	Support and advise the NTA and TII on the planning and implementation of public transport infrastructure, in particular by providing an understanding of Fingal’s policies, objectives and requirement including environmental sensitivities.	0	+	+	0	0	+	+	0	+	0	A positive policy to support and directly advise the NTA and TII in relation to public transport infrastructure in Fingal. Direct positive impacts on P and MA with indirect positive impacts on HH, A and CF. Suggest text to be added “requirements, including environmental sensitivities”.
<b>Metro North</b>												
MT11	Support TII in developing a revised design of Metro North that addresses the needs of the Swords-Airport-City Centre corridor and securing permission from An Bord Pleanála.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Transport projects directly negatively impact on the environment (BFF, SL, W, CH, L) through construction and/or operation. There will however be long term positive benefits on P, HH and MA through the provision of Metro North and indirect benefits on A and CF. A revised design provides an opportunity to address environmental impacts on BFF, W, CH, SL and L and ensure that an optimum design is put forward when seeking revised planning permission. Suggest text to be added “Swords-Airport-City Centre corridor, environmental sensitivities and securing”.
<b>Metro West</b>												
MT12	Support TII in progressing the design of Metro West that addresses the needs of Fingal, in particular the	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	As with Metro North there are potential negative impacts through construction and/or operation. However there are overall positive

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Blanchardstown area, with a view to securing permission from An Bord Pleanála.											impacts for P, HH, A and CF from sustainable transport. It will be critical that the design is subject to environmental assessment and Screening for Appropriate Assessment in order to identify and mitigate impacts.
MT13	Facilitate and promote high quality interchange facilities at public transport nodes throughout the County.	0	+	+	0	0	+	+	0	+	0	Overall positive impacts for P and HH as well as MA by expanding the functionality of interchange facilities to all segments of the population. Positive indirect and cumulative impacts in relation to MA through subsequent upgrading. Neutral impacts to BFF, SL, W, L and CH are anticipated.
<b>Public Transport In Rural Areas</b>												
MT14	Promote rural public transport which provides improved access to economic, educational and social activity by promoting frequent, accessible, reliable and safe rural public transport system.	0	+	+	0	0	+	+	0	0	0	Overall positive impacts for P and HH by improving access to economic, educational and social activity. Positive indirect and cumulative impacts in relation to A and CF are expected as a result of the reduction in private vehicle journeys. Neutral impacts to BFF, SL, W, CH, MA and L are anticipated.
<b>Rail</b>												
MT15	Support Iarnród Éireann in implementing the DART Expansion Programme, including the extension of the DART line to Balbriggan, the design and planning for the expansion of DART services to Maynooth, and the redesign of the DART Underground.	+/-	+/-	+/-	+/-	+/-	+	+	+/-	+	+/-	Transport projects directly negatively impact on the environment (BFF, SL, W, CH, L) through construction and/or operation. There will however be long term positive benefits on P, HH and MA through the provision of DART Expansion and DART Underground and indirect benefits on A and CF. The DART extension to Balbriggan will be required to be Screened for AA due to the sensitivity of the Fingal coastline in relation to European sites. A revised design provides an opportunity to address environmental impacts on BFF, W, CH,

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												SL and L to ensure that an optimum design is put forward when seeking revised planning permission.
MT16	Design and implement measures, having regard to potential environmental impacts, to mitigate the increased congestion on the local road network caused by more frequent closures of the existing level crossings on the Maynooth Line.	0	+	+	0	0	+	+	0	0	0	This objective will have positive impacts on P, HH through ensuring that measures alleviate increased congestion. Cumulative positive impacts on A and CF from a reduction in standing traffic by trying to keep the network moving. Neutral impacts to BFF, SL, W, MA, CH and L are anticipated. Suggest text to be added "measures, having regard to potential environmental impacts, to mitigate".
<b>Bus, Quality Bus Corridors (QBC) and Bus Rapid Transit (BRT)</b>												
MT17	Facilitate and promote the enhancement of bus services through bus priority measures including bus lanes and bus gates. Support the NTA in the Implementation of Bus Rapid Transit from Blanchardstown to Belfield and from Swords to Merrion Square, subject to detailed design.	0	+	+	0	0	+	+	0	+	0	The facilitation and promotion of bus services will have positive benefits on the wider environment, including positive indirect and cumulative impacts in relation to A and CF as a result of a reduction in use of private vehicles. This would also have indirect positive impacts for HH by reducing traffic volumes and improving road safety. The provision of bus priority measures will have a direct positive impact on MA. It is anticipated that their implementation will result in neutral impacts in the areas of BFF, SL, W, CH and L if care should be taken in locating the priority measures to avoid mature trees. Suggest text to be added "subject to detailed design and environmental sensitivities".
<b>Park and Ride</b>												
MT18	Promote and support the provision of Park and Ride facilities at suitable	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	This objective is positive in relation to encourage use of sustainable transport and

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	locations near high-capacity public transport stations/stops.											aligning spatial and transport planning. This will have benefits on P in relation to quality of life through reduced congestion, lower transport emissions and improved economic competitiveness. Knock on positive impacts on A and CF. Whilst BFF, SL, W, CH and L are neutral to negative the locations of the park and ride facilities will determine the level of impact and therefore siting will be of key importance to ensure protection of the environment. Screening for AA may be required depending on the location of the facilities, especially if close to the Fingal coastline.
<b>Taxi and Hackney Services</b>												
<b>Roads</b>												
<b>Traffic Calming</b>												
MT19	Implement traffic calming on particular roads and in appropriate areas of the County, especially residential areas, to reduce vehicle speeds in the interests of road safety and residential amenity.	0	+	+	0	0	0	0	0	+	0	Positive impacts on P, HH and MA through improved road safety.
<b>Traffic Management</b>												
MT20	Maximise capacities of junctions by using traffic management measures thereby reduce congestion.	0	+	+	0	0	+	+	0	0	0	This objective will have positive impacts on P, HH through ensuring that measures alleviate increased congestion. Cumulative positive impacts on A and CF from a reduction in standing traffic by trying to keep the network moving. Neutral impacts to BFF, SL, W, MA, CH and L are anticipated.
<b>Road Construction and Improvement Measures</b>												
MT21	Implement a programme of road construction and improvement	+/-	+	+	-	-	+/-	+/-	+/-	+	+/-	Positive impacts on P, HH and MA through improved road safety. However, there is

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	works closely integrated with existing and planned land uses, taking into account both car and non-car modes of transport whilst promoting road safety as a high priority. Major road construction and improvement works will include an appraisal of environmental impacts.											potential for negatively impacts to occur on BFF, SL, W, CH and L, from new construction. Positive and negative impacts on A and CF due to provision of improvements for both car and non-car modes of transport.
MT22	Seek to Implement the road improvement schemes indicated in Table 7.1 within the Plan period where resources permit. Reserve the corridors of the proposed road improvements free of development.	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	+/-	Road improvement schemes can include simple widening of carriageways, additional carriageways or bypasses. These proposals can give rise to negative impacts on BFF through loss or fragmentation of habitat and disturbance of fauna, impacts to W through increased pollution and changes to hydrological regimes as a result of physical modifications and impacts on CH through direct impact on known and unknown archaeology or associated landscape and features. Generally such impacts are best assessed at the project level when route options are being considered. Where scheme are sub-threshold for EIA it is strongly recommended that an environmental appraisal is still carried out in support planning,  The road improvements schemes have the potential to impact significantly on the environment as a result of cumulative impacts. Screening for AA will be required.
<b>Section 48 and 49 Levies</b>												
MT23	Utilise, where appropriate, the provisions of Section 48 and 49 of the Planning and Development Act, 2000 to generate financial	0	0	0	0	0	0	0	0	+	0	No negative impacts anticipated as the objective solely relates to financial contributions.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	contributions towards the capital costs of providing local and strategic transport infrastructure, services or projects in the County. This will be done in conjunction with adjoining local authorities where appropriate.											
<b>Dublin Airport</b>												
DA01	Facilitate the operation and future development of Dublin Airport recognising its role in the provision of air transport, both passenger and freight.	0/-	+/-	+/-	0/-	0/-	-	-	0/-	+	0/-	Facilitating and promoting development of air travel may have indirect and cumulative negative consequences on the environment especially the people living in the vicinity of Dublin Airport. Noise impacts are of key concern along with the contribution of development at the airport in relation to CF. Fingal should continue to ensure that the noise protection zone around the Airport is enforced.
DA02	Prepare and implement a new Local area Plan for Dublin Airport which will accommodate the future sustainable growth and development of the airport lands while also facilitating the efficient and effective operation of Dublin Airport in accordance with the requirements of the LAP and the proper planning and sustainable development.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. The preparation of an LAP for Dublin airport should be subject to Screening for SEA and AA which will ensure that at a strategic level environmental impacts are identified and mitigated.
DA03	Safeguard the current and future operational, safety, technical and developmental requirements of Dublin Airport and provide for its ongoing development within a sustainable development framework, having regard to the environmental impact on local communities.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated as the provisions of development will be conducted within a sustainable framework having regard for environmental impacts.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
DA04	Facilitate the on-going augmentation and improvement of terminal facilities at Dublin Airport.	0	+	0	0	0	0	0	0	0	0	No negative impacts anticipated, the provision of improved facilities is positive for P.
DA05	Facilitate the development of a second major east-west runway at Dublin Airport and the extension of the existing east-west runway 10/28.	0/-	+/-	+/-	0/-	0/-	-	-	0/-	+	0/-	Impacts are identical to the objective which facilitates the operation and future development of Dublin Airport. Such large scale development will need to be in line with national policy and subject to an environmental impact assessment and Screening for Appropriate Assessment. Suggest text to be added "in line with proper planning and sustainable development".
DA06	Continue to participate in the Dublin Airport Stakeholders Forum which includes representatives from local authorities, airport operators, community and other stakeholders, providing a forum for discussion of environmental and other issues.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated as the participation in forums will have positive environmental impacts through the identification and hopefully resolution to mitigate potential impacts.
DA07	Strictly control inappropriate development and require noise insulation where appropriate within the Outer Noise Zone, and actively resist new provision for residential development and other noise sensitive uses within the Inner Noise Zone, as shown on the Development Plan maps, while recognising the housing needs of established families farming in the zone.	0	+	+	0	0	0	0	0	+/-	0	Indirect negative impact on MA due to limitation of development in some areas but protection of the function of the airport has positive impacts. Requirement for noise insulation as part of planning permission will have positive impacts on P and HH.
DA08	Notwithstanding Objective DA07, apply the provisions with regard to New Housing for Farming Families only, as set out in Chapter 5, within	0	+	+	0	0	0	0	0	0	0	The application of this objective is positive for the protection of P and HH.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>the Inner Noise Zone subject to the following restrictions:</p> <ul style="list-style-type: none"> <li>• Under no circumstances shall any dwelling be permitted within the predicted 69 dB LAeq 16 hours noise contour</li> <li>• Comprehensive noise insulation shall be required for any house permitted under this objective</li> <li>• Any planning application shall be accompanied by a noise assessment report produced by a specialist in noise assessment which shall specify all proposed noise mitigation measures together with a declaration of acceptance of the applicant with regard to the result of the noise assessment report.</li> </ul>											
DA09	Ensure that every aircraft related development proposed in the Airport takes account of the impact of noise on established residential communities.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated. It is a positive step in relation to P and HH to ensure that aircraft development takes account of the existing residential communities.
DA10	Restrict development which would give rise to conflicts with aircraft movements on environmental or safety grounds on lands in the vicinity of the Airport and on the main flight paths serving the Airport, and in particular restrict residential development in areas likely to be affected by levels of noise inappropriate to residential use.	0	+	+	0	0	0	0	0	-	0	Potential negative impact on MA due to limitation of development which might conflict with the aircraft movements. Positive impacts on P and HH by reducing potential exposure to unacceptable noise levels.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
DA11	Review the operation of the Noise Zones on an ongoing basis in light of the EU Directive on Environmental Noise, the ongoing programme of noise monitoring in the vicinity of the Airport flight paths, and the availability of improved noise forecasts.	0	+	+	0	0	0	0	0	0	0	Positive impacts on P and HH by reducing potential exposure to unacceptable noise levels.
DA12	Restrict the Crosswind Runway to essential occasional use on completion of the second east-west runway.	0	+	+	0	0	0	0	0	0	0	Positive impacts on P and HH by reducing potential exposure to unacceptable noise levels.
DA13	Promote appropriate land use patterns in the vicinity of the flight paths serving the Airport, having regard to the precautionary principle, based on existing and anticipated environmental and safety impacts of aircraft movements.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DA14	Implement the policies to be determined by the Government in relation to Public Safety Zones for Dublin Airport.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DA15	Take into account relevant publications issued by the Irish Aviation Authority in respect of the operations of and development in and around Dublin Airport.	0	+	+	0	0	0	0	0	+/-	0	Indirect negative impact on MA due to limitation of development in some areas but protection of the function of the airport has positive impacts.
DA16	Continue to take account of the advice of the Irish Aviation Authority with regard to the effects of any development proposals on the safety of aircraft or the safe and efficient	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
	navigation thereof.											
DA17	Have regard to the safety and environmental impacts of aircraft movements associated with Weston Aerodrome in the assessment of any relevant development proposal.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DA18	Ensure that every development proposal in the environs of the Airport takes account of the current and predicted changes in air quality, greenhouse emissions and local environmental conditions	0	+	+	0	0	+	0	0	0	0	No negative impacts anticipated.  Suggest text inclusion "air quality, greenhouse emissions and local environmental conditions".
DA19	Ensure that every development proposal in the environs of the Airport takes into account the impact on water quality, water based-habitats and flooding of local streams and rivers and to provide mitigation of any negative impacts through the avoidance or design and ensure compliance with the Eastern River Basin District Management Plan.	0	+	+	0	+	0	0	0	0	0	No negative impacts anticipated.  Suggest text inclusion "the impact on water quality, water based-habitats and flooding of local streams and rivers and to provide mitigation of any negative impacts through avoidance or design and ensure compliance with the Eastern River Basin District."
DA20	Ensure that all development within the Dublin Airport Local Area Plan area will be of a high standard of design, to reflect the prestigious nature of an international gateway airport, and its location adjacent to Dublin City.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
<b>Accessibility</b>												
DA21	Control the supply of car parking at the Airport so as to maximize as far as is practical the use of public	0	+/-	+	0	0	+	+	0	+	0	No negative impacts anticipated.  This objective will be very dependent on Metro

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	transport by workers and passengers and to secure the efficient use of land.											coming onstream.
DA22	Encourage and facilitate the provision of an integrated public transport network to serve Dublin Airport.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated.
DA23	Protect and enhance the transportation capacity required to provide for the surface access needs of the Airport.	0	+	0	0	0	+/-	+/-	0	+	0/-	Potential direct negative impacts to A and CF if the focus is on surface capacity for cars and focus should be more towards public transport. Potential negative impact on L from provision of further surface car parking.
DA24	Maintain and protect accessibility to the Airport as a priority.	0	+	0	0	0	+/-	+/-	0	+	0	Direct positive impacts for P through improved access. Type of access will determine whether positive or negative for A and CF.
Surrounding Land Uses												
DA25	Realise the optimal use of lands around the Airport. In this regard, a study of optimal land use shall be prepared following the making of the Development Plan.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated. Suggest text inclusion that optimal land use study take account of environmental sensitive receptors.
<b>St. Margaret's And Other Residential Communities</b>												
DA26	Restrict housing development in order to minimize the potential for future conflict between Airport operations and the environmental conditions for residents.	0	+/-	+	0	0	0	0	0	+/-	0	Whilst this is an overall positive policy for residents and in particular HH, restricting housing in existing residential areas may have negative impact by limiting family grouping from residing close to each other.
DA27	Permit improvement and extensions to existing properties in the area where it can be demonstrated that such works do not represent significant intensification of development, and that appropriate	0	+/-	+	0	0	0	0	0	+	0	Potential negative impacts on residents that may have to pay to retrofit noise insulation on properties in order to extend.



	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	protect and improve water quality in the County while allowing for sustainable development and improve water quality in line with the Water Framework Directive and Eastern River basin Management Plan											indirectly change the existing habitat and species composition. New infrastructure has potential for direct negative impacts on BFF, L and CH.
SP04	Facilitate industrial and other forms of development, including residential by ensuring that optimum use is made of existing drainage and wastewater treatment infrastructure in the first instance and that further strengthening of infrastructure is focused on priority locations as identified in the urban settlement hierarchy in accordance Irish Water, the Regional Planning Guidelines and the Development Plan.											Implementation of projects under this policy may require Irish Water to undertake environmental assessment and Screening for AA.  Suggest text inclusion for SP03 “improve water quality in line with Water Framework Directive and Eastern River Basin Management Plan”
<b>Objectives</b>												
<b>Drinking Water Supply</b>												
DW01	Liaise with and work in conjunction with Irish Water during the lifetime of the Plan to develop and identify an additional sustainable water source serving the Eastern and Midlands Region and the existing population of Fingal while also facilitating the sustainable development of the County, in accordance with the requirements of the Settlement Strategy and associated Core Strategy.	0	+/-	+	0	0/-	0	0	0	+/-	0	Positive approach to liaising with Irish Water on the provision of a new water source to serve the GDA. Direct positive impact on P, HH and MA in the provision of a water supply. Potential for negative impact on MA should development be restricted through lack of capacity. Potential direct negative impacts on W as no reference to sustainable water source.  Suggest text inclusion “additional sustainable water source”.
DW02	Liaise with Irish Water to ensure that	0	+	+	0	+	0	0	0	+	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	an adequate supply of drinking water for domestic, commercial, industrial and other uses is available for the sustainable development of the County.											
DW03	Protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment.	0	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
DW04	Support the development of a new sustainable Water Source for the Greater Dublin Area.	0	+	+	0	0	0	0	0	+	0	Supporting the development of a new Water Source for the region that is sustainable would prevent negative impacts in any issue areas.
DW05	Provide guidance and advice regarding the protection of water supply to private wells with the overall responsibility remaining with the householder.	0	+	+	0	0	0	0	0	0	0	No negative impact anticipated.
DW06	Promote the sustainable use of water and water conservation in existing and new development within the County and encourage demand management measures among all water users.	0	+	+	0	0	0	0	0	0	0	No negative impact anticipated.
<b>Foul Drainage and Wastewater Treatment</b>												
WT01	Liaise with and work in conjunction with Irish Water during the lifetime of the plan for the provision, extension and upgrading of waste water collection and treatment systems in all towns and villages of the County to serve existing	0/-	+	+	0	+/-	0	0	0	+	0	Direct positive impact on P and HH through upgrade of water collection and treatment systems in town and village. Indirect positive impact on MA through provision for development and potential for indirect improvements to water quality Potential for indirect impact on the receiving

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	populations and facilitate sustainable development of the County, in accordance with the requirements of the Settlement Strategy and associated Core Strategy.											environment BFF and W depending on the works that are involved for extensions and upgrades.
WT02	Liaise with Irish Water to ensure the provision of wastewater treatment systems in order to ensure compliance with the <i>EU Water Framework Directive, River Basin Management Plans, the Urban Waste Water Directive and the EU Habitats Directive.</i>	+	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
WT03	Facilitate the provision of appropriately sized and located waste water treatment plants, including a new Regional Wastewater Treatment Plant and the implementation of other recommendations of the Greater Dublin Strategic Drainage Study, in conjunction with relevant stakeholders and services providers, to facilitate development in the County and Region and to protect the water quality of Fingal's coastal and inland waters through the provision of adequate treatment of wastewater.	+/-	+/-	+	0/-	+	0	0	0/-	+	0/-	There is the potential for direct and indirect negative impacts to BFF, P, SL, CH and L depending on siting of the measures. Overall positive direct impacts to BFF, P, HH, W and MA through potentially better water quality and the ability to provide development and housing within Fingal. The proposed new Regional Wastewater Treatment Plant is currently subject to environmental impact assessment and appropriate assessment and will be submitted in 2016 for planning.
WT04	Investigate the potential for the provision of temporary wastewater treatment facilities for new developments where a permanent solution has been identified but not	+/-	+/-	+	0/-	+	0	0	0/-	+	0/-	Temporary wastewater treatment facilities would be positive for P, HH and MA through allowing possible development. However potential for direct impacts on BFF, P, SL, CH and L through the unknown location of the

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	yet implemented and where the provision of such a facility is environmentally sustainable, meets the requirements of the Habitats Directive, and in accordance with the recommendations of the EPA and where adequate provision has been made for its maintenance.											facilities.  Suggest text inclusion to outline that Screening for Appropriate Assessment will be required for temporary wastewater facilities.
WT05	Seek the best available technology in all Waste Water Treatment Plants proposed for the County.	0	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
WT06	Facilitate development in un-serviced areas only where it is demonstrated to the satisfaction of the Planning Authority that the proposed waste water treatment system is in accordance with the relevant EPA Codes of Practice.	0/-	+	+	0/-	0/-	0	0	0	0	0	Potential for negative impacts on BFF, SL and W from development that does not have proper wastewater services. Development in un-serviced areas should be discouraged.
WT07	Require all new developments to provide separate foul and surface water drainage systems and to incorporate sustainable urban drainage systems.	+	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
WT08	Prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems.	+	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
WT09	Promote the appropriate development and use of Integrated Constructed Wetlands within the County.	+	+	+	0	+	0	0	0	+	0	No negative impact anticipated.
WT10	Protect natural resources which are a	+	+	+	+	+	0	0	0	+	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	basis for growth and competitive advantage in the tourism, food and aquaculture sectors.											
WT11	Establish a buffer zone around all Wastewater Treatment Plants suitable to the size and operation of each plant. The buffer zone should not be less than 100m from the odour producing units.	0	+	+	0	0	+	0	0	0	0	No negative impact anticipated.
WT12	Establish a buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be minimum 35metres – 50 metres to avoid nuisance from odour and noise.	0	+	+	0	0	0	0	0	0	0	No negative impact anticipated.
<b>Surface Water and Flood Risk Management</b>												
SW01	Protect and enhance the County's floodplains, wetlands and coastal areas subject to flooding as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.	+	+	+	0	+	0	+	0	+	0	No negative impact anticipated.
SW02	Allow no new development within floodplains other than development which satisfies the justification test, as outlined in the <i>Planning System and Flood Risk Management Guidelines 2009</i> for Planning Authorities (or any updated guidelines).	0	+	+	0	0	0	+	0	+	0	No negative impact anticipated. A very positive policy to ensure that new development is not located in areas with a high risk of flooding.  Suggest removal of last words "within well established towns".
SW03	Identify existing surface water	+/-	+	+	+	+	0	+	+/-	+	0	Direct positive impacts on P, HH and MA are

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	drainage systems vulnerable to flooding and develop proposals to alleviate flooding in the areas served by these systems.											anticipated as a result of implementation of this objective. Indirect positive and cumulative impacts on BFF, SL and W would also occur. There is potential to indirectly impact negatively on BFF, and CH through the alteration of surface water channels to alleviate flooding.
SW04	Require the use of sustainable drainage systems (SuDS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage techniques for new development or for extensions to existing developments.	+	+	+	0	+	0	+	0	+	0	No negative impact anticipated.
SW05	Discourage the use of hard non porous surfacing and pavements within the boundaries of rural housing sites.	0	+	+	+	+	0	+	0	+	0	No negative impact anticipated.
SW06	Encourage the use of Green Roofs on apartment, commercial, leisure and educational buildings.	+	+	+	+	+	+	+	0	+	0	No negative impact anticipated.
SW07	Implement the Planning System and Flood Risk Management-Guidelines for Planning Authorities (DoEHLG/OPW 2009) or any updated version of these guidelines. For lands identified in the SFRA, located in the following areas: Courtlough; Ballymadun; Rowlestown; Ballyboghil; Coolatrath; Milverton, Skerries; Channell Road, Rush; Blakescross; Lanestown/Turvey; Lissenhall, Swords; Balheary, Swords; Village/Marina Area, Malahide;	0	+	+	0	+	0	+	0	+	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Streamstown, Malahide; Balgriffin; Damastown, Macetown and Clonee, Blanchardstown; Mulhuddart, Blanchardstown; The Burrow, Portrane; and Strand Road, Howth a site-specific Flood Risk Assessment to an appropriate level of detail, addressing all potential sources of flood risk, is required, demonstrating compliance with the aforementioned Guidelines or any updated version of these guidelines, paying particular attention to residual flood risks and any proposed site specific flood management measures.											
SW08	Implement the recommendations of the Fingal East Meath Flood Risk Assessment and Management Study (FEMFRAMS).	+/-	+	+	0	+	0	+	+/-	+	0	Direct positive impact on P, HH and MA are anticipated. Indirect positive and cumulative impacts on BFF, SL and W. Indirect positive impact on CF as the measures within FEMFRAM will contribute to national adaptation measures. Potential to indirectly impact negatively on BFF, and CH through the alteration of surface water channels to alleviate flooding.
SW09	Assess and implement the recommendations of the Eastern CFRAMS when complete.	+/-	+	+	0	+	0	+	+/-	+	0	Direct positive impact on P, HH and MA are anticipated. Indirect positive and cumulative impacts on BFF, SL and W. Indirect positive impact on CF as the measures within CFRAM will contribute to national adaptation measures. Potential to indirectly impact negatively on BFF, and CH through the alteration of surface water channels to alleviate

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												flooding.
SW10	Require the provision of regional stormwater control facilities for all Local Area Plan lands and Strategic Development Zones with a view to also incorporating these control facilities in currently developed catchments prone to flooding.	+/-	+	+	0	+	0	0	+/-	+	0	Direct positive impact on P, HH and MA are anticipated. Indirect positive and cumulative impacts on BFF, SL and W. Potential to indirectly impact negatively on BFF, and CH through the alteration of surface water channels to alleviate flooding.
SW11	Ensure that where flood protection or alleviation works takes place that the natural and cultural heritage and rivers, streams and watercourses are protected and enhanced to the greatest extent possible.	+	0	0	0	+	0	0	+	0	+	No negative impact anticipated.
SW12	Require an environmental assessment of all proposed flood protection or alleviation works.	+	+	+	+	+	0	+	+	+	+	No negative impact anticipated.
SW13	Provide for the schemes listed in Table SW01.	+/-	+/-	+/-	+/-	+/-	0	+	+/-	+	+/-	Direct positive impacts on P, HH and MA from implementation of the schemes. They will also contribute to adaptation measures in relation to CF. Any scheme that has not had environmental assessment or Screening for Appropriate Assessment will still have the potential to have direct and indirect negative impacts as no mitigation measures would have been identified. These direct impacts would be on BFF, SL, W, CH and L depending on where these projects/schemes are sited.
<b>Water Quality</b>												
WQ01	Strive to achieve 'good status' in all waterbodies in compliance with the <i>Water Framework Directive</i> , the	+	+	+	0	+	0/-	0/-	0/-	+	0	Improving the ecological status of water bodies will have both positive direct and indirect

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<i>Eastern River Basin District Management Plan 2009-2015 and the associated Programme of Measures (1<sup>st</sup> cycle) and to cooperate with the development and implementation of the 2<sup>nd</sup> cycle national River Basin Management Plan 2017-2021.</i>											impacts on BFF, P, HH, W and MA. Hydro morphological alterations may have direct negative impacts on CH through the removal of mills and weirs, etc. Additional energy requirements for increased treatment may indirectly impact on A and CF through higher emissions. As per the SEA for the Eastern RBD River Basin Management Plan, consideration should be given to use of renewable energy to fuel treatment plants.
WQ02	Protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and control development in a manner consistent with the proper management of these resources in conformity with the <i>Eastern River Basin Management Plan 2009-2015</i> and the 2 <sup>nd</sup> cycle national <i>River Basin Management Plan 2017-2021</i> and any subsequent plan and the Groundwater Protection Scheme.	+	+	+	+	+	+	+	0	+	0	No negative impact anticipated.
WQ03	Implement the recommendations of the Groundwater Protection Scheme.	+	+	+	+	+	+	+	0	+	0	No negative impact anticipated.
WQ04	Protect existing riverine wetland and coastal habitats and where possible create new habitats to maintain naturally functioning ecosystems whilst ensuring they do not impact negatively on the conservation objectives of any European sites.	+	+	+	0	+	0	0	0	+	0	No negative impact anticipated.  Suggest text is altered to refer to European sites and not Natura 2000 sites.
WQ05	Establish riparian corridors free from new development along all significant watercourses and streams	+	+	+	0	+	0	0	+	+	+	No negative impact anticipated.  Suggest text inclusion "watercourses and

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from top of bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required.											streams in the county”.
WQ06	Minimise the impact on surface water of discharges from septic tanks, proprietary effluent treatment systems and percolation areas by ensuring that they are located and constructed in accordance with the recommendations and guidelines of the EPA and Fingal County Council.	+	+	+	+	+	0	0	0	+	0	No negative impact anticipated.
<b>Climate Change</b>												
CC01	Comply with the recommendations of the GSDSDS Climate Change Policy with regard to the provision and management of drainage services in the County and recognise that climate mitigation and adaptation measures are evolving and comply with new national measures as presented in National Plans and Frameworks.	+	+	+	0	+	0	+	0	+	0	No negative impact anticipated. The GSDSDS was subject to environmental assessment.  Suggest text addition “Recognise that climate mitigation and adaptation measures are evolving and comply with new national measures as presented in National Plans and Frameworks”.
CC02	Implement the specific recommendations of Table CC1 of the GSDSDS Regional Policy Volume 5 Climate Change Policy for all housing,	+	+	+	0	+	0	+	0	+	0	No negative impact anticipated. The GSDSDS was subject to environmental assessment.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	commercial and industrial developments within the County.											
CC03	Continue to reduce energy and chemical consumption within the Council's treatment plants and pumping stations.	+	+	+	0	0	+	+	0	+	0	No negative impacts anticipated. It should be noted that this objective is line with the required mitigation measures from the SEA for the Eastern RBD River Basin Management Plan, which recommends consideration of renewable energy sources to fuel water and wastewater treatment infrastructure.
<b>Energy</b>												
<b>Statement of Policy</b>												
SP01	Ensure adequate power capacity for the future needs of the County by cooperating and liaising with statutory and other energy providers, facilitating the development of enhanced sustainable energy supplies, encouraging in particular renewable energy sources and energy efficiency.	0/-	+/-	+	0/-	0/-	+	+	0/-	+	0/-	This policy could require additional infrastructure, which could negatively impact on BFF, P, SL, W, CH, and L. Direct positive impact on MA, P and HH through the provision of energy supplies. Indirect positive impacts on A and CF from renewable energy sources.
<b>Objectives</b>												
EN01	Support international, national and county initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources using the natural resources of the County in an environmentally sustainable manner where such development does not have a negative impact on the surrounding environment, landscape or local amenities.	+	+	+	+	+	+	+	+	+	+	No negative impact anticipated. While there can be negative impacts on the environment from different types of renewable energy sources the policy does outline that development will not have a negative impact on the surrounding environment.  Suggest inclusion of a new objective to state that Fingal County Council will undertake a Local Authority Renewable Energy Strategy (LARES) as part of a Variation to the Development Plan.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
EN02	Undertake a Local authority Renewable Energy Strategy (LARES)	+	+	+	+	+	+	+	+	+	+	No negative impact anticipated.
EN03	Encourage and facilitate the development of renewable energy sources, optimising opportunities for the incorporation of renewable energy in large scale commercial and residential development.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Overall positive objective to encourage renewable energy sources but the unknown nature of the renewable energy means that there is potential for negative impacts on BFF, SL, W and L. Direct positive impacts in relation to CF.
EN04	Support and encourage pilot schemes which promote innovative ways to incorporate energy efficiency.	0	+	+	0	0	+	+	0	+	0	Direct positive impacts on CF through the promotion of energy efficiency. Potential benefits to P, HH and MA through provision of warmer homes.
EN05	Encourage development proposals that are low carbon, well adapted to the impacts of Climate Change and which include energy saving measures and which maximise energy efficiency through siting, layout and design.	0	+	+	0	0	+	+	0	+	0	No negative impact anticipated.
EN06	Support the implementation of the 'Strategy for Renewable Energy 2012-2020' Department of Communications, Energy and Natural Resources and the related National Renewable Energy Action Plan (NREAP) and National Energy Efficiency Action Plan (NEEAP).	0/-	+/-	+	0/-	0/-	+	+	0/-	+	0/-	Overall positive impacts on the environment through supporting national renewable energy policy. However not all of the national policy has been subject to environmental assessments and there are unknown impacts. Potential for direct and indirect negative impacts on BFF, P, SL, W, CH and L. The inclusion of an objective to undertake LARES for Fingal with accompanying SEA and Screening for AA would assist with providing Fingal with a focused direction for renewable energy.
EN07	Work with relevant stakeholders to carry out a Spatial Energy Demand Analysis (SEDA) of the County within	0	+	+	0	0	0	0	0	+	0	No negative impact anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	the Plan period as resources permit.											
EN08	Consider the adaptability of buildings over time and seek to improve the efficiency of existing building stock and promote energy efficiency and conservation in the design and development of all new buildings in the County.	0	+	+	0	0	+	+	0	+	0	No negative impact anticipated. Overall positive impacts on the environment as a result of reduced requirement for energy.
EN09	Require details of the requirements for alternative renewable energy systems, for buildings greater than 1000sq m or residential schemes above 30 units, under SI 243 of 2012 European Communities (Energy performance of buildings) to be submitted at pre planning stage for consideration. These should take the form of an Energy Statement or Feasibility Study carried out by qualified and accredited experts.	0	+	+	0	0	+	+	0	+	0	No negative impact anticipated. Overall positive impacts on the environment as a result of reduced requirement for energy.
EN10	Support Ireland's renewable energy commitments outlined in national policy by facilitating the exploitation of wind power where such development does not have a negative impact on the surrounding environment, landscape or local amenities including offshore sites that may be designated under the Birds and Habitats Directive in the lifetime of this Plan.	0/-	+/-	+/-	0/-	0/-	+	+	0/-	+	0/-	The objective is positive in relation to the generation of energy from natural resources. Direct positive benefits to P, HH, A, CF and MA through provision of energy supply, comfortable homes and contribution to climate change. However, there is the potential for negative impacts from wind energy depending on the location of the development. Direct negative impacts could occur on BFF, P, HH, SL, W, CH and L. Suggest text inclusion "landscape, biodiversity or local amenities".
EN11	Require that all new wind energy developments in the County comply	0/-	+/-	+/-	0/-	0/-	+	+	0/-	+	0/-	Positive impacts on P, HH, A, CF and MA from renewable energy however, potential for direct

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	with the Wind Energy Development Guidelines for Planning Authorities, DoEHLG (2006) and guidelines contained within draft Fingal County Council Wind Energy Strategy or any subsequent strategy or associated guidelines applicable within the lifetime of the Plan.											negative impacts on BFF, P, HH, SL, W, CH and L through infrastructural development. The Fingal Wind Energy Strategy is from 2009 and there will be more up to date national guidance available in relation to wind energy development that should be consulted. The Wind Energy Strategy was never subject to SEA. Suggest text inclusion "associated national guidelines".
EN12	Support Ireland's renewable energy commitments outlined in national policy by facilitating the exploitation of solar power where such development does not have a negative impact on the surrounding environment, landscape, historic buildings or local amenities.	0/-	+	+	0	0	+	+	0/-	+	0/-	A positive objective in support of solar power. Potential for negative impacts on BFF, CH and L depending on the type of solar power e.g. on buildings or in fields.
EN13	Encourage and support the development of solar energy infrastructure, including solar PV, solar thermal and seasonal storage facilities.	0	+	+	0	0	+	+	0/-	+	0	Positive objective in relation to solar infrastructure and the direct benefit in relation to renewable energy and knock on positive impacts on A and CF. Potential for negative impacts on protected structures if not properly sited.
EN14	Promote and encourage the development of suitable sites within the County for use as Solar PV farms where such development does not have a negative impact on the surrounding environment, landscape, historic buildings, biodiversity or local amenities.	0/-	+	+	0/-	0	+	+	0/-	+	0/-	Positive objective in relation to solar infrastructure and the direct benefit in relation to renewable energy and knock on positive impacts on A and CF. Potential for negative impacts on BFF, CH and L depending on the location of the solar PV farm. Suggest text inclusion "landscape, biodiversity or local amenities".
EN15	Support Ireland's renewable energy commitments outlined in national policy by facilitating the exploitation	0/-	+	+	0/-	0	+	+	0/-	+	0	Positive objective in relation to geothermal infrastructure and the direct benefit in relation to renewable energy. Indirect positive impacts

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	of geothermal energy where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.											on A and CF. Potential for negative impacts on BFF, SL, W and CH through the unknown location of the development. Suggest text inclusion "landscape, biodiversity or local amenities".
EN16	To ensure any proposal for geothermal technologies or any other subsurface exploration does not impact on groundwater quality.	+	+	+	+	+	0	0	0	+	0	Positive policy towards the protection of groundwater quality.
EN17	Support Ireland's renewable energy commitments outlined in national policy by facilitating the exploitation of hydro energy where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.	0/-	+/-	+	0/-	0/-	+	+	0/-	+	0/-	Positive objective in relation to hydro energy infrastructure and the direct benefit in relation to renewable energy. Indirect positive impacts on A and CF. Potential for negative impacts on BFF, P, SL, W, CH and L through the unknown location of the development. Suggest text inclusion "landscape, biodiversity or local amenities".
EN18	Support Ireland's renewable energy commitments outlined in national policy by facilitating the exploitation of biomass technology energy where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.	0/-	+/-	+	0/-	0/-	+/-	+	0/-	+	0/-	Positive objective in relation to biomass infrastructure and the direct benefit in relation to renewable energy. Indirect positive impacts on A and CF. Potential for negative impacts on BFF, P, SL, W, A, CH and L through the unknown location of the development. The burning of wood fuels can have a negative impact on air quality. Suggest text inclusion "landscape, biodiversity or local amenities".
EN19	Encourage the production of bio-crops for biomass in the generation of renewable energy.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	The production of bio-crops is positive in relation to A and CF however there could be negative impacts on land use and conflicts with agricultural production. The unknown nature of the bio-crops or their location means potential for negative impacts on BFF, SL, W, CH and L.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
EN20	Support Irelands renewable energy commitments outlined in national policy by promoting the use of district heating systems in new residential and commercial developments where such development does not have a negative impact on the surrounding environment, landscape, biodiversity or local amenities.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Positive impacts on A and CF through the provision of district heating. Potential for negative impacts from the installation of such development on BFF, W, SL, CH and L.  Suggest text inclusion "landscape, biodiversity or local amenities".
EN21	Facilitate energy infrastructure provision at suitable locations, so as to provide for the further physical and economic development of Fingal.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	The provision of energy infrastructure in Fingal should be assessed through the development of a strategy, LARES to ensure that suitable locations are identified and cumulative impacts on the environment are addressed.  All energy development can have potential direct negative impacts on the natural environment and could impact on cultural heritage and sensitive landscapes. Suggest text inclusion "suitable locations, subject to necessary environmental studies including screening for Appropriate Assessment, so as to".
EN22	Establish a Sustainability Energy Forum within Fingal County Council to prepare a Sustainable Energy Strategy with relevant stakeholders and various interest groups within the County.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated.
EN23	Prepare a Sustainable Energy Strategy for the County within the lifetime of this Plan. The aim of the strategy is to develop policies and actions to address climate change	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated.  A Strategy will be positive but the Local Authority Renewable Energy Strategy will meet the same objective.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	and the harvesting of renewable energy resources most appropriate to the County, having regard to National and EU legislation.											
EN24	Implement the agreed actions set out in the Sustainable Energy Strategy.	0/-	+/-	+/-	0/-	0/-	+	+	0/-	+	0/-	Potential for negative impacts on the environment from actions in a Sustainable Energy Strategy as unspecified technology that would be implemented.
<b>Information and Communications Technologies</b>												
<b>Statement of Policy</b>												
SP01	Promote the development of additional ICT infrastructure, including broadband, telecommunication facilities, mobile phone coverage and the concept of wifi availability in public places, so as to provide for the further physical and economic development of rural and urban Fingal, and having regard to design policies and visual amenity in the County	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	Implementation of this policy will require infrastructure which could directly and negatively impact on BFF, SL, W, CH and L depending on where it is sited. Direct positive impacts on P, HH and MA are anticipated. It is anticipated that there will be a neutral impact on A and CF.
<b>Objectives</b>												
IT01	Promote and facilitate the sustainable delivery of a high quality ICT infrastructure network throughout the County taking account of the need to protect the countryside and the urban environment together with seeking to achieve balanced social and economic development.	0/-	+	+	0/-	0/-	0	0	0/-	+	0/-	Implementation of this policy will require infrastructure which could directly and negatively impact on BFF, SL, W, CH and L depending on where it is sited. Direct positive impacts on P, HH and MA are anticipated. It is anticipated that there will be a neutral impact on A and CF.
IT02	Require appropriate modern information technology, including a carrier neutral, multi-duct	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	infrastructure servicing every unit, to be incorporated into the overall design and layout of all new developments in Fingal, where feasible.											
IT03	Support a coordinated approach throughout the County in the rollout of broadband infrastructure.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
IT04	Promote digital inclusion in Fingal by supporting strategies that encourage wider availability of broadband infrastructure.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
IT05	Provide the necessary telecommunications infrastructure throughout the County in accordance with the requirements of the <i>Telecommunications Antennae and Support Structures Guidelines for Planning Authorities July 1996</i> except where they conflict with Circular Letter PL07/12 which shall take precedence, and any subsequent revisions or additional guidelines in this area.	0/-	+	+	0/-	0/-	0	0	0	+	0/-	Potential for negative impacts on BFF, SL, W, CH and L from infrastructural development. Direct positive impacts on P, HH and MA.
IT06	Promote and encourage service providers to engage in pre-planning discussions with the planning authority prior to the submission of planning applications.	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.
IT07	Require best practice in siting and design in relation to the erection of communication antennae.	0/-	+	+/-	0/-	0/-	0	0	0/-	+	0/-	Potential for impacts on the environment from the erection of communication antennae.
IT08	Secure a high quality of design of masts, towers and antennae and	0	+	+	0	0	0	0	0	+	+	No negative impacts are anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	other such infrastructure in the interests of visual amenity and the protection of sensitive landscapes, subject to radio and engineering parameters.											
<b>Waste Management</b>												
<b>Statement of Policy</b>												
SP01	Conform to the European Union, National and Regional policy in all matters relating to the production, handling, treatment and disposal of waste.	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.
<b>Objectives</b>												
WM01	Facilitate the implementation of national legislation and national and regional waste management policy having regard to the waste hierarchy.	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated. Regional Waste Management Plans have been subject to the SEA and Appropriate Assessment Processes and subsequent mitigation measures have been incorporated within the Eastern-Midlands Regional Plan applicable to Fingal.
WM02	Implement the provisions of the <i>Eastern Midlands Region Waste Management Plan 2015-2021</i> or any subsequent Waste Management Plan applicable within the lifetime of the Development Plan. All prospective developments in the county will be expected to take account of the provisions of the Regional Waste Management Plan and adhere to the requirements of that Plan.	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.
WM03	Prevent and minimise the generation of waste in accordance with the <i>Eastern Midlands Region Waste</i>	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated. Prevention and minimisation are top of the waste hierarchy.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<i>Management Plan 2015-2021</i> (or any subsequent plans).											
WM04	Raise environmental awareness of waste prevention and minimisation through the continuation of the Council based initiatives. Particular emphasis should be placed on the involvement of local schools, community organisations, individual households and businesses.	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.
WM05	Promote the increased re-use of waste in accordance with the Eastern Midlands Region <i>Waste Management Plan 2015-2021</i> (or any subsequent plan).	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.
WM06	Promote and encourage the establishment of reuse, preparing for reuse and repair activities in accordance with the <i>Eastern Midlands Region Waste Management Plan 2015-2021</i> (or any subsequent plan).	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.
WM07	Promote increased recycling of waste in accordance with the <i>Eastern Midlands Region Waste Management Plan 2015-2021</i> (or any subsequent plan).	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.
WM08	Continue to promote home composting and explore the potential for composting in rural areas.	+/-	+	+	+	+/-	+	+	+	+	+	Overall a positive objective to encourage composting and positive impacts on the environment from reduced waste to landfill. Depending on the siting of composting in rural areas potential for indirect impacts on water quality and impacts on BFF and W.
WM09	Promote the development of	+/-	+/-	+/-	+	+/-	+	+	+/-	+	0	Overall a positive objective to encourage

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	composting (digester) plants for organic solid waste at appropriate locations within the County subject to the protection of the amenities of the surrounding environment.											composting and positive impacts on the environment from reduced waste to landfill. Construction of the digester facility could have indirect impacts on BFF, P, HH, W and CH if appropriate siting is not undertaken. The methane gas produced from the digestors should be captured and reused as a fuel source to ensure no impact on CF.
WM10	Promote developments to manage food waste in accordance with the requirements of the Waste Management (Food Waste) Regulations.	0	+	+	0	0	+	+	0	+	0	Overall a positive objective to encourage management of food waste and positive impacts on the environment from reduced waste to landfill.
WM11	Seek to identify suitable sites for bring banks to ensure that developing settlements have ease of access to such facilities over the Plan period, subject to funding and resources available.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
WM12	Promote the recovery (including recovery of energy) from waste in accordance with the <i>Eastern Midlands Region Waste Management Plan 2015-2021</i> (or any subsequent plan).	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated. Regional Waste Management Plans have been subject to the SEA and Appropriate Assessment Processes and subsequent mitigation measures have been incorporated within the Eastern-Midlands Regional Plan applicable to Fingal.
WM13	Implement the adopted Sludge Management Plan for the County and update the plan as required.  Work with Irish Water and other relevant stakeholders to ensure the provision of facilities for the safe and sustainable management of sludges (sewage, waterworks, agricultural,	0	+	+	0	0	0	0	0	+	0	The Sludge Management Plan has had SEA and Appropriate Assessment undertaken on it therefore mitigation measures for the protection of the environment will be incorporated in the Plan. Positive impacts on the environment through the proper management of sludge.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	industrial and septic tank) that are generated within the County having regard to the Fingal Sludge Management Plan and relevant environmental legislation.											
WM14	Ensure the full restoration of the Balleally landfill site and the development of both it and the former Dunsink landfill into amenities for recreation and nature conservation. Undertake this process in co-operation with all relevant stakeholders and in compliance with all legislative and regulatory requirements.	+	+	+	+	+	+	+	0	+	+	No negative impacts anticipated.
WM15	Promote and encourage the objectives of the <i>Eastern Midlands Region Waste Management Plan 2015-2021</i> (or any subsequent plan) regarding the remediating of historic closed landfills prioritising actions to those sites which are the highest risk to the environment and human health.	+	+	+	+	+	+	+	0	+	+	No negative impacts anticipated. Suggest rewording of policy Ensure the policy objectives and actions of the Eastern Midlands Region Waste Management Plan 2015-2021 (or subsequent plan) regarding the remediation of historic closed and unregulated landfills which prioritises those sites posing the highest risk to the environment and human health. Any rezoning or future development of lands incorporating historic closed landfills shall take full consideration of the environmental sensitivities of the local site and follow the national code of practice for assessment and remediation of such sites. This may include obtaining an appropriate authorisation from the EPA to regulate the proposed remediation.
WM16	Ensure that construction and demolition waste management plans	+	+	+	+	+	+	+	0	0	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	meet the relevant recycling / recovery targets for such waste in accordance with the national legislation and regional waste management policy.											
WM17	Protect floodplains and biodiversity where construction and demolition waste is to be recovered by land reclamation.	+	+	+	+	+	+	+	0	0	0	No negative impacts anticipated.
WM18	Implement the provisions of the <i>National Hazardous Waste Management Plan 2014-2020</i> or any subsequent plan within the lifetime of the development plan.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
WM19	Promote public awareness of the dangers associated with the incorrect disposal of hazardous waste.	+	+	+	+	+	+	+	0	0	0	No negative impacts anticipated.
WM20	Promote the use of clean technology and minimisation of hazardous waste production in industry, including Small and Medium Enterprises (SMEs).	+	+	+	+	+	+	+	0	0	0	No negative impacts anticipated.
WM21	Continue to provide at each of the Waste Recycling Centres, facilities for the disposal of hazardous wastes such as batteries, waste oil and waste paint.	+	+	+	+	+	+	+	0	0	0	No negative impacts anticipated.
WM22	Implement the objectives of the adopted Litter Management Plan.	+	+	+	+	+	0	0	0	0	+	No negative impacts anticipated.
WM23	Seek the effective engagement of local communities in Fingal in recycling waste and tackling the issues associated with illegal	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	dumping within the County.											
WM24	Continue to develop the Council's partnership approach with the Tidy Towns Associations, community groups, farming organisations, trade unions, the business community, the local media, sporting organisations, tourism bodies and Gardaí in the support and fostering of anti litter initiatives within the County.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
<b>Air, Light and Noise</b>												
<b>Statement of Policy</b>												
SP01	Have regard to European Union, National and Regional policy in all matters relating to air quality, light pollution and noise pollution and where appropriate take steps to reduce effects of air, noise and light pollution on environmental quality and surrounding residential amenity.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
<b>Objectives</b>												
AQ01	Implement the provisions of EU and National legislation on air, light and noise and other relevant legislative requirements, as appropriate and in conjunction with all relevant stakeholders.	+	+	+	0	0	+	+	0	0	0	No negative impacts anticipated.
AQ02	Implement the recommendations of the <i>Dublin Regional Air Quality Management Plan</i> (or any subsequent plan) and any other relevant policy documents and legislation in order to preserve good air quality where it exists or aim to	+	+	+	0	0	+	+	0	0	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	improve air quality where it is unsatisfactory.											
LP01	Require that the design of lighting schemes minimises the incidence of light spillage or pollution into the surrounding environment. New schemes shall ensure that there is no unacceptable adverse impact on neighbouring residential or nearby properties; visual amenity and biodiversity in the surrounding areas.	+	+	+	0	0	+	+	0	0	0	No negative impacts anticipated.
LP02	Establish a hierarchy of light intensities on lands that are subject to Local area Plans, masterplans and larger tracts of lands subject to comprehensive developments in order to ensure environmental impacts are minimised as far as possible through the designation of Environmental Zones.	+	+	+	0	0	+	+	0	0	0	No negative impacts anticipated.
NP01	Implement the relevant spatial planning recommendations and actions of the Dublin Agglomeration Environmental <i>Noise Action Plan 2013-2018</i> (or any subsequent plan).	+	+	+	0	0	+	+	0	0	0	No negative impacts anticipated.
NP02	Continue to promote appropriate land use patterns in the vicinity of Dublin Airport to minimise the amount of residents exposed to undesirable noise levels.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
NP03	Require all developments to be designed and operated in a manner that will minimise and contain noise levels.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
NP04	Ensure that future developments are designed and constructed to minimise noise disturbance and take into account the multi-functional uses of streets including movement and recreation as detailed in the <i>Urban Design Manual (2009)</i> and the <i>Design Manual for Urban Roads and Streets (2013)</i> .	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
NP05	Ensure that development the NRA's design goal for sensitive receptors exposed to road traffic noise or as updated by any subsequent guidelines published by Transport Infrastructure Ireland.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 8 Green Infrastructure</b>												
<b>Statement of Policy</b>												
SP01	Ensure that areas and networks of green infrastructure are identified, protected, enhanced, managed and created to provide a wide range of environmental, social and economic benefits to communities.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. There will be direct and indirect positive impacts on all aspects of the environment.
<b>Objectives</b>												
GI01	Create an integrated and coherent green infrastructure for the County by requiring the retention of substantial networks of green space in urban, urban fringe and adjacent countryside areas to serve the needs of communities now and in the future including the need to adapt to climate change.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. The recognition of the need to adapt to climate change is very positive.
GI02	Develop the green infrastructure network to ensure the conservation and enhancement of biodiversity, including the protection of European Sites, the provision of accessible parks, open spaces and recreational facilities (including allotments and community gards), the sustainable management of water, the maintenance of landscape character including historic landscape character and the protection and enhancement of the architectural and archaeological heritage.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.  Suggest adjusting text to refer to European sites as opposed to Natura 2000 sites.
GI03	Seek a net gain in green infrastructure through the protection and enhancement of existing assets, through the provision of new green infrastructure as an integral part of the planning process, and by taking forward priority projects including those indicated on the Development Plan green infrastructure maps during the lifetime of the Development Plan.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
GI04	Seek to increase investment in green infrastructure	+	+	+	+	+	+	+	+	+	+	No negative impacts

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	provision and maintenance by accessing relevant EU funding mechanisms and national funding opportunities including tourism related funding.											anticipated.
GI05	Resist development that would fragment or prejudice the County's strategic green infrastructure network.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
GI06	Ensure green infrastructure protection and provision promotes pedestrian access, cycling, and public transport in preference to the car, as appropriate.	+/-	+	+	+/-	+/-	+	+	0	+	0	Positive impacts from the implementation of green infrastructure however potential for negative impacts on BFF, SL and W where linear infrastructure is required. The objective GI02 in relation to the protection of Fingal's European sites is applicable to this objective.
GI07	Integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting biodiversity and other landscape resources.	+/-	+	+	+/-	+/-	+	+	0	+	0	Positive impacts from the implementation of green infrastructure however potential for negative impacts on BFF, SL and W where linear infrastructure is required.
GI08	Increase public awareness in relation to Green Infrastructure in Fingal and its importance for communities and the local economy by publishing information and holding seminars and events.	+	+	+	+	+	0	0	0	+	+	No negative impacts anticipated.
GI09	Develop and implement a Green Infrastructure Strategy for Fingal in partnership with key stakeholders and the public as a priority.	+	+	+	+	+	+	+	0	+	0	No negative impacts anticipated. A green infrastructure strategy will provide the opportunity to assess significant impacts on the environment in advance of implementation.
GI10	Ensure the Green Infrastructure Strategy for Fingal	+	+	+	+	+	+	+	+	+	+	No negative impacts

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>protects existing green infrastructure resources and plans for future green infrastructure provision which addresses the five main themes identified in this Plan, namely:</p> <ul style="list-style-type: none"> <li>• Biodiversity</li> <li>• Parks, Open Space and Recreation</li> <li>• Sustainable Water Management</li> <li>• Archaeological and Architectural Heritage</li> <li>• Landscape.</li> </ul>											<p>anticipated. Suggest the inclusion of climate change as a separate theme.</p>
GI11	Ensure the Green Infrastructure Strategy for Fingal reflects a long-term perspective, including the need to adapt to climate change.	+	+	+	+	+	+	+	+	+	+	<p>No negative impacts anticipated. Suggest text alteration to refer to climate change mitigation and adaptation measures.</p>
GI12	Ensure the Green Infrastructure Strategy for Fingal protects the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, and promotes the use of soft engineering techniques as an alternative to hard coastal defence works wherever possible.	+/-	+/-	0	0	+/-	0	0	0	+	+/-	<p>Overall positive impacts in relation to the promotion of soft engineering, however depending on the techniques implemented there is the possibility of indirect negative impacts on BFF, P, W and L.</p>
GI13	Ensure the Green Infrastructure Strategy for Fingal safeguards important agricultural and horticultural lands in the county.	0	+	+	+	+/-	0	0	+	+	+	<p>Overall positive impacts but there are negative impacts on BFF and W from agricultural and horticultural practices including water abstraction.</p>
GI14	Ensure the protection of European Sites is central to Fingal County Council's Green Infrastructure Strategy.	+	+	+	+	+	0	0	0	+	+	<p>No negative impacts anticipated. Suggest adjusting text to refer to European sites as opposed to Natura 2000 sites.</p>
GI15	Set targets in the Green Infrastructure Strategy for the provision of different green infrastructure	+	+	+	+	+	+	+	0	+	+	<p>No negative impacts anticipated.</p>

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	elements in urban areas, such as trees and green roofs in town centres, so that a net gain in green infrastructure is achieved over the lifetime of this development plan.											
GI16	Ensure the Green Infrastructure Strategy integrates existing communities through appropriate planning, ongoing management and governance.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
GI17	Require all Local Area Plans to protect, enhance, provide and manage green infrastructure in an integrated and coherent manner addressing the five GI themes set out in the Development Plan – Biodiversity, Parks, Open Space and Recreation, Sustainable Water Management, Archaeological and Architectural Heritage, and Landscape.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. Suggest the inclusion of climate change as a separate theme.
GI18	Set targets for the provision of green infrastructure elements such as trees and green roofs as part of the preparation of Local Area Plans.	+	+	+	+	+	+	+	0	+	+	No negative impacts anticipated.
GI19	Require all new development to contribute to the protection and enhancement of existing green infrastructure and the delivery of new green infrastructure, as appropriate.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
GI20	Require all new development to address the protection and provision of green infrastructure for the five GI themes set out in the Development Plan (Biodiversity, Parks, Open Space and Recreation, Sustainable Water Management, Archaeological and Architectural Heritage, and Landscape) in a coherent and integrated manner.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
GI21	Require all proposals for large scale development such as road or drainage schemes, wind farms, housing estates, industrial parks or shopping centres to submit a green infrastructure plan as an integral part of a planning application.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. The objective will bring positive impacts on all aspects of the environment by ensuring more sustainable development.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
GI22	Investigate the development decision-support tools based on existing models, such as the Seattle Green Factor, to assist in the integration of different green infrastructure elements into development proposals.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. The investigation of development tools will have a positive impact on sustainable development.
GI23	Ensure biodiversity conservation and/or enhancement measures, as appropriate, are included in all proposals for large scale development such as road or drainage schemes, wind farms, housing estates, industrial parks or shopping centres.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
GI24	Integrate provision for biodiversity with public open space provision and sustainable water management measures (including SuDS) where possible and appropriate.	+	+	+	0	+	0	0	0	+	+	No negative impacts anticipated.
GI25	Maximise the use and potential of existing parks, open space and recreational provision, both passive and active, by integrating existing facilities with proposals for new development and by seeking to upgrade existing facilities where appropriate.	+	+	+	0	+	0	0	0	+	+	No negative impacts anticipated.
GI26	Provide a range of accessible new parks, open spaces and recreational facilities accommodating a wide variety of uses (both passive and active), use intensities and interests.	0	+	+	0	0	0	0	0	+	+	No negative impacts anticipated.
GI27	Provide attractive and safe routes linking key green space sites, parks and open spaces and other foci such as cultural sites and heritage assets as an integral part of new green infrastructure provision, where appropriate and feasible.	0	+	+	0	0	0	0	0	+	+	No negative impacts anticipated.
GI28	Provide opportunities for food production through allotments, community gardens and permaculture food forests in new green infrastructure proposals where appropriate.	0/-	+	+	+/-	0/-	+	+	+	+	+	Positive by encouraging self-sufficiency, which will have indirect benefits for climate by reducing food miles. Potential for indirect negative impacts on

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												BFF, SL and W if organic gardening is not promoted to ensure the use of pesticides / fertilisers is kept to a minimum.
GI29	Develop a Cycle/ Pedestrian Network Strategy for Fingal that encompasses the Fingal Way and other proposed routes which will be Screened for Appropriate Assessment and Strategic Environmental Assessment.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	Positive impacts for A and CF but potential for negative impacts on BFF however AA Screening will be undertaken.
GI30	Ensure the provision of new green infrastructure addresses the requirements of functional flood storage, the sustainable management of coastal erosion, and links with provision for biodiversity, Sustainable Drainage Systems (SuDS) and provision for parks and open space wherever possible and appropriate.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
GI31	Seek the creation of new wetlands and/or enhancement of existing wetlands through provision for Sustainable Drainage Systems (SuDS).	+/-	+	+	+	+	+	+	+/-	+	+	Positive impacts overall but potential for indirect negative impacts on BFF and CH if improvement or restoration changes existing processes or disturbs habitats and buried archaeology. Positive impacts particularly for CF.
GI32	Seek the provision of green roofs and green walls as an integrated part of SuDS and which provide benefits for biodiversity, wherever possible.	+	+	+	+	+	+	+	0	+	+	No negative impacts anticipated.
GI33	Ensure, wherever possible and appropriate, that elements of the archaeological and architectural heritage are fully integrated into proposals for new developments at the project design stage.	0	+	0	0	0	0	0	+	+	+	No negative impacts anticipated. Direct positive impacts to CH and indirect positive impacts on P, MA and L.
GI34	Seek to provide and/or enhance access to	+/-	+	0	0	0	0	0	+	+	+	Increased access could lead to

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
	archaeological and architectural heritage assets in a sustainable manner, where appropriate, thus facilitating opportunities for education and understanding.											indirect impacts on BFF sharing use of the protected feature / structure.
G135	Ensure green infrastructure provision responds to and reflects landscape character including historic landscape character, conserving, enhancing and augmenting the existing landscapes and townscapes of Fingal which contribute to a distinctive sense of place.	+	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 9 Natural Heritage</b>												
<b>Statement of Policy</b>												
SP01	Conserve and enhance the County's biodiversity.	+	0	0	+	+	0	0	+	+	+	This policy would result in direct positive impacts to BFF. Direct positive impacts to landscape are expected. Positive secondary impacts are also likely to occur in the areas of soils and water, as the protection, conservation and enhancement of biodiversity and the coastline are expected to also result in protection of these resources due to the controls that would be placed on development during its implementation. This may also result in secondary impacts to cultural heritage and landscape as these will benefit from the preservation of biodiversity.
SP02	Conserve and enhance the County's geological heritage.											
SP03	Promote a unified approach to landscape planning and management, provide an understanding of Fingal's landscape in terms of its inherent and unique character and ensure that Fingal's landscape is appropriately protected, managed and planned.											
SP04	Protect, enhance and sustainably manage the coastline and its natural resources.											
<b>Objectives</b>												
NH01	Implement the natural heritage actions included in the Fingal Heritage Plan and any revisions thereof.	+	0	0	+	+	0	0	+	+	+	Implementation of the Heritage Plan is likely to result in direct positive impacts to BFF and CH. Indirect positive impacts to water and soils are also likely as this should result in clean-up and/or prevention of pollution to these receptors. This may also result in secondary impacts to landscape as these will benefit from the preservation of biodiversity.
NH02	Implement the Fingal Biodiversity Plan 2015 and any revisions thereof in partnership with all relevant stakeholders.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. A positive policy.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
NH03	Undertake necessary ecological surveys and complete habitat mapping for the County during the lifetime of the plan.	+	0	0	+	+	0	0	0	0	0	Surveying and mapping will contribute to the implementation of the other biodiversity objectives in the CDP as well as the achievement of the objectives of the WFD, as the WFD is concerned with ecological quality of aquatic habitats.
NH04	Raise awareness in relation to biodiversity across the community.	+	0	0	+	+	0	0	0	+	0	Direct positive impacts to BFF are anticipated, along with indirect positive impacts to SL and W as it is expected that this will include information on how waters and soils support biodiversity resources. Potential positive secondary impacts to material assets also expected to arise in the context of raising awareness of the value of the coastline as a biodiversity resource for the County.
NH05	Ensure that the management of the Council's open spaces and parks is pollinator-friendly and provides more opportunities for biodiversity, and does not introduce or lead to the spread of invasive species.	+	0	0	0	0	0	0	0	0	+	Direct positive impacts to BFF and indirect positive impacts on L.
NH06	Support the National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht, in the maintenance and, as appropriate, the achievement of favourable conservation status for the habitats and species in Fingal to which the Habitats Directive applies.	+	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
NH07	Ensure that the Council takes full account of the requirements of the Habitats and Birds Directives, as they apply both within and without	+	0	0	0	0	0	0	0	0	+	No negative impacts anticipated. Suggest reference in objective to Birds and Habitats Regulations.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	European Sites in the performance of its functions.											
NH08	Ensure that the Council, in the performance of its functions, takes full account of the objectives and management practices proposed in any management plans for European Sites in and adjacent to Fingal published by the Department of Arts, Heritage and the Gaeltacht.	+	0	0	0	0	0	0	0	0	+	No negative impacts anticipated. Suggest changing altering text, Natura 2000 sites to European sites.
NH09	Undertake field studies and map invasive species throughout the county and initiate control programs with all relevant stakeholders and landowners to control the key invasive species.	+	0	0	+	+	0	0	0	+	+	No negative impacts anticipated.
NH10	Ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applicants will be required to submit a control and management program for the particular invasive species as part of the planning process and to comply with the provisions of the European Communities Birds and Habitats Regulations 2011 (S.I. 477/2011).	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated. The control of invasive species will have direct positive impacts on the environment and for people as invasive species can cause physical injury and serious damage to property and places.
NH11	Protect inland fisheries within and adjacent to Fingal and take full account of Inland Fisheries Ireland Guidelines in this regard when undertaking, approving or authorising	+	0	0	+	+	0	0	0	+	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	development or works which may impact on rivers, streams and watercourses and their associated habitats and species.											
NH12	Strictly protect areas designated or proposed to be designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs); also known as European sites) including any areas that may be proposed for designation or designated during the period of this Plan.	+	0	0	+	+	0	0	0	+	+	No negative impacts anticipated.
NH13	Protect the ecological integrity of proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, and Habitat Directive Annex I sites.	+	0	0	+	+	0	0	0	+	+	No negative impacts anticipated.
NH14	Ensure that development does not have a significant adverse impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs), Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites and Annex II species contained therein, and on rare and threatened species including those protected by law and their habitats.	+	0	0	+	+	0	0	0	0	0	<p>An objective which will have positive impacts ensuring protection of BFF. Whilst the protection of these sites will have direct positive impacts on BFF, there are secondary positive impacts on SL, W.</p> <p>Suggest inclusion of text to reference European Sites or specific separate policy to protect European sites and to ensure screening for appropriate assessment for any plan or project. Also include in this objective or a separate one that all Screenings for Appropriate Assessment or ecological impact assessment to be conducted by appropriately</p>

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												qualified professionals.
NH15	Protect the functions of the ecological buffer zones and ensure proposals for development have no significant adverse impact on the habitats and species of interest located therein.	+	0	0	+	+	0	0	0	0	0	This objective is expected to result in direct positive impacts to BFF with indirect positive impacts to W and SL.
NH16	Develop Ecological Masterplans for the Rogerstown, Malahide and Baldoyle Estuary and their surrounding buffer zones.	+	0	0	+	+	0	0	0	0	0	No negative impacts anticipated. Suggest inclusion of text to clarify that it is masterplan focusing on ecological protection.
NH17	Maintain and/or enhance the biodiversity of the nature development areas indicated on the Green Infrastructure maps.	+	0	0	+	+	0	0	+	0	+	This objective is expected to result in direct positive impacts to BFF with indirect positive impacts to W and SL. This may also result in secondary impacts to CH and L as these will benefit from the preservation of biodiversity.
NH18	Develop a demonstration site for each nature development area.	+	0	0	0	0	0	0	0	0	0	No negative impacts anticipated.
NH19	Explore the development of a small grants scheme to assist landowners with the management of their lands within the ecological network for nature conservation purposes.	+	+	0	+	+	0	0	0	+	+	Directive positive impacts for BFF, P, W, SL and indirect secondary positive impacts on MA and L.
NH20	Protect the ecological functions and integrity of the corridors indicated on the Development Plan Green Infrastructure maps.	+	+	0	+	+	0	0	0	0	+	No negative impacts anticipated.
NH21	Protect rivers, streams and other watercourses and maintain them in an open state capable of providing suitable habitat for fauna and flora, including fish.	+	0	0	+	+	0	0	+	+	+	A positive objective and no negative impacts anticipated.
NH22	Provide for public understanding of and public access to rivers, waterway	+/-	+	+	+	+/-	0	0	+	+	+	Inclusion of education and awareness elements in this objective is of positive

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	corridors and wetlands, where feasible and appropriate, in partnership with the National Parks and Wildlife Service, Waterways Ireland and other relevant stakeholders, while maintaining them free from inappropriate development and subject to ecological impact assessment and Screening for Appropriate Assessment as appropriate.											benefit to the environment generally and BFF, W and SL in particular. Improved access will have positive impacts for P and HH as well as MA but similarly, increased access can have indirect negative impacts on BFF where sensitive habitats and species are disturbed. Access must be subject to Screening for Appropriate Assessment under the Habitats Directive.
NH23	Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management.	+	0	0	+	0	+	+	+	0	+	No negative impacts anticipated.
NH24	Consider the use of Tree Preservation Orders to protect important trees, groups of trees or woodlands.	+	0	0	0	0	0	0	0	0	0	No negative impacts anticipated.
NH25	Protect and enhance the geological and geomorphological heritage of the County Geological Sites listed in Table GH01 and indicated on Green Infrastructure maps.	+	0	0	+	0	0	0	+	0	+	No negative impacts anticipated.
NH26	Protect and promote safe and sustainable public access to County Geological Sites where appropriate and feasible subject to the requirements of Article 6 of the Habitats Directive.	+/-	+	+	+/-	0	0	0	+	+	0	Promotion of access is positive for P, HH, L and MA but increased access can have indirect negative impacts on BFF and SL where sensitive habitats and species are disturbed. As outlined in the objective access must be subject to Screening for Appropriate Assessment under the Habitats Directive.
NH27	Support the aims and objectives of the	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	European Landscape Convention by implementing the relevant objectives and actions of the National Landscape Strategy 2015-2025.											
NH28	Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
NH29	Ensure development reflects and, where possible, reinforces the distinctiveness and sense of place of the landscape character types, including the retention of important features or characteristics, taking into account the various elements which contribute to their distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquillity.	+	0	0	+	0	0	0	+	0	+	No negative impacts anticipated.
NH30	Resist development such as houses, forestry, masts, extractive operations, landfills, caravan parks and large agricultural/horticulture units which would interfere with the character of highly sensitive areas or with a view or prospect of special amenity value, which it is necessary to preserve.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.  Suggest text altered to say "do not permit" instead of "resist".
NH31	Ensure that new development does not impinge in any significant way on the character, integrity and	+	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>distinctiveness of highly sensitive areas and does not detract from the scenic value of the area. New development in highly sensitive areas shall not be permitted if it:</p> <ul style="list-style-type: none"> <li>• causes unacceptable visual harm,</li> <li>• introduces incongruous landscape elements,</li> <li>• causes the disturbance or loss of (i) landscape elements that contribute to local distinctiveness, (ii) historic elements that contribute significantly to landscape character and quality such as field or road patterns, (iii) vegetation which is a characteristic of that landscape type and (iv) the visual condition of landscape elements.</li> </ul>											
NH32	Ensure that new development meets high standards of siting and design.	0	0	0	0	0	0	0	0	+	+	No negative impacts anticipated. Suggest inclusion within objective of reference to key siting and design documents.
NH33	Protect skylines and ridgelines from development.	0	0	0	0	0	0	0	0	0	+	An overall positive objective for L.
NH34	Require any necessary assessments, including visual impact assessments, to be prepared prior to approving development in highly sensitive areas.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
NH35	Protect views and prospects that contribute to the character of the landscape, particularly those identified in the Development Plan, from inappropriate development.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
NH36	Ensure that the results of the Historic Landscape Character studies undertaken in the County are taken into account in the development of plans and in the assessment of projects on an ongoing basis.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
NH37	Ensure development reflects and reinforces the distinctiveness and sense of place of identified historic landscape character types, including the retention of important features or characteristics, taking into account the results of the historic landscape characterisations carried out in the County.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
NH38	Protect and enhance the character, heritage and amenities of the Howth and the Liffey Valley Special Amenity Areas in accordance with the relevant Orders.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
NH39	Re-establish the management committee with South Dublin County Council for the Liffey Valley Special Amenity Area and develop a five year works program as part of the implementation plan for the SAA within two years of the adoption of this development plan.	+	0	0	+	+	0	0	+	0	+	No negative impacts anticipated. A Special Amenity Area is focused on the protection and enhancement of areas of exceptional interest from the point of view of natural, built and cultural heritage.
NH40	Implement the Management Plans and work programs for the Special Amenity Areas and review them as necessary in consultation with all relevant stakeholders.	+	0	0	+	+	0	0	+	0	+	No negative impacts anticipated.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
NH41	Co-operate with Government and the adjoining local authorities in seeking to establish a Liffey Valley Regional Park.	+/-	+	+	+/-	+/-	0	0	+/-	0	+	Potential conflict from disturbance to BFF, SL, W and CH as a result of visitors. Screening for Appropriate Assessment required for establishment of a regional park.
NH42	Participate in and actively support the work of the Dublin Bay Biosphere Partnership.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
NH43	Develop and implement a Biosphere work program within the County in support of the work of the Dublin Bay Biosphere Partnership.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
NH44	Protect and enhance the special landscape character and exceptional landscape value of the islands, including their biodiversity, archaeological and architectural heritage.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
NH45	Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.	+	+	+	+	+	0	0	+	+	+	This objective protects HA zones from inappropriate development with direct positive impacts for L and indirect positive impacts for the natural environment including BFF, SL, and W. CH will also indirectly benefit from this objective, as with MA, particularly tourism which relies on protection of views, especially coastal areas from unsustainable planning developments.
NH46	Ensure that development reflects and reinforces the distinctiveness and sense of place of High Amenity Areas, including the retention of important features or characteristics, taking into account the various elements which contribute to its distinctiveness such	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquillity.											
NH47	Ensure the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, are protected and are not compromised by inappropriate works or development.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
NH48	Where coastal erosion is considered a threat to existing properties, explore the technical and economical feasibility of coastal adaption and coastal retreat management options.	0	+/-	0	0	0	0	0	0	+/-	+/-	Overall positive impacts however depending on conclusion of technical and economic feasibility there could be negative impacts on P, MA and L.
NH49	Employ soft engineering techniques as an alternative to hard coastal defence works, wherever possible.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
NH50	Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
NH51	Undertake erosion risk management studies for high risk areas so that the long-term erosion risks to property can be clearly identified long before the risk may be expected to occur.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
NH52	Develop a coastal erosion policy for	+	+	+	+	+	0	+	+	+	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Fingal based on best international practice to outline how the Council will deal with existing properties at risk of erosion and how future coastal erosion problems will be managed having regard to national climate change legislation, mitigation and adaptation policies, and the need to protect the environment.											Suggest additional text “will be managed taking regard to national climate change mitigation and adaptation policies and guidance.
NH53	Protect the special character of the coast by preventing inappropriate development along the coast, particularly on the seaward side of coastal roads. New development for which a coastal location is required shall, wherever possible, be accommodated within existing developed areas.	+/-	+/-	+/-	+/-	+/-	0	0	+/-	0	+/-	New development will have potential for negative impacts on BFF, P, HH, SL, W, CH and L. Screening for Appropriate Assessment required for all new development due to the existing coastal designations.
NH54	Strictly control the nature and pattern of development within coastal areas and ensure that it is designed and landscaped to the highest standards, and sited appropriately so as not to detract from the visual amenity of the area. Development shall be prohibited where the development poses a significant or potential threat to coastal habitats or features, and/or where the development is likely to result in altered patterns of erosion or deposition elsewhere along the coast.	+	+	+	+	+	0	0	+	+	+	No negative impacts anticipated.
NH55	Prohibit development along the coast outside existing urban areas where	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	such development could not be adequately safeguarded over the lifetime of the development without the need to construct additional coastal defences.											
NH56	Establish a coastal monitoring programme to provide information on coastal erosion on an ongoing basis.	+	+	+	+	0	0	+	+	+	+	No negative impacts anticipated.
NH57	Encourage leisure and amenity type uses along the coast so long as such uses do not cause significant adverse impacts on the environment, visual amenity and heritage.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated. Suggest text to include reference to the environment and European Sites.
NH58	Plan and develop the Fingal Coastal Way from north of Balbriggan to Howth taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites, other protected areas and species protected by law.	+/-	+	+	+/-	+/-	0	0	+/-	+	0	Potential for negative impacts on BFF through indirect negative impacts via disturbance and or cumulative impacts with other development.  Suggest text inclusion to refer to European sites and requirement for Screening for Appropriate Assessment.  Suggest text inclusion to recommend that objective includes for a route evaluation study be carried out as part of the development of the way to ensure a balance is reached between public use and nature conservation.  Completion of a route selection process will significantly contribute to ensuring the cumulative impacts of this proposal are taken into account and will contribute to ensuring the most sustainable route is selected.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
NH59	Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites sites and species protected by law, through Screening for Appropriate Assessment and examine the designation of traditional walking routes thereto as public rights of way.	+/-	+	+	+/-	+/-	+	+	+/-	+	0	Potential for negative impacts on BFF through indirect negative impacts via disturbance and or cumulative impacts. Potential indirect negative impacts on SL, W and CH. Positive impacts for P, HH, A, CF and MA through increased walking, cycling and use of the coast. Suggest text inclusion to refer to European sites and requirement for Screening for Appropriate Assessment.
NH60	Encourage the development of facilities for maritime fishing and leisure developments where the siting of such installations and their supporting infrastructure will not have a significant adverse impact on the natural or cultural heritage or detract from the visual amenity and environmental quality and stability of an area, or public access to beaches.	+/-	+	+	+/-	+/-	+	+	+/-	+	0	Potential for negative impacts on BFF through indirect negative impacts via disturbance and or cumulative impacts. Potential indirect negative impacts on SL, W and CH. Overarching policy within Development Plan requiring Screening for Appropriate Assessment will cover maritime fishing and leisure developments.
NH61	Protect beaches, access to beaches and designated bathing areas as valuable local amenities and as a tourism resource.	+/-	+	+	0	0	0	0	0	+	+	Overall positive policy but many of the beaches are protected European Sites and the balance between recreational access and conservation must be obtained.
NH62	Protect bathing waters, including those listed in the Water Framework Directive Register of Protected Areas for the Eastern River Basin District, at Sutton, Portmarnock, Malahide, Donabate, Portrane, Rush,	+	+	+	0	+	0	0	0	+	0	Protecting bathing waters will directly benefit P, HH and MA and indirectly positively impact on BFF and W.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Loughshinny, Skerries and Balbriggan in order that they meet the required bathing water standards and implement the findings and recommendations of the Quality of Bathing Water in Ireland reports as published.											
NH63	Protect the quality of designated shellfish waters off the Fingal coast.	+	+	+	0	+	0	0	0	+	0	No negative impacts anticipated.
NH64	Ensure that the Council, in the performance of its functions, complies with the requirements of the Shellfish Directive (2006/113/EC), statutory regulations pursuant to the Shellfish Directive and the Department of the Environment, Heritage and Local Government's Pollution Reduction Programmes for the Balbriggan/Skerries Shellfish Area and the Malahide Shellfish Area.	+	+	+	0	+	0	0	0	+	0	No negative impacts anticipated.



	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Objectives</b>												
CH01	Favour the preservation in situ or at a minimum preservation by record, of archaeological sites, monuments, features or objects in their settings. In securing such preservation the Council will have regard to the advice and recommendations of the National Monuments Service of the Department of the Arts, Heritage and the Gaeltacht.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH02	Protect all archaeological sites and monuments, underwater archaeology, and archaeological objects, which are listed in the Record of Monuments and Places and all sites and features of archaeological and historic interest discovered subsequent to the publication of the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH03	Encourage and promote the appropriate management and maintenance of the County's archaeological heritage, including historical burial grounds, in accordance with conservation principles and best practice guidelines.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH04	Ensure archaeological remains are identified and fully considered at the very earliest stages of the development process, that schemes are designed to avoid impacting on the archaeological heritage.	0	0	0	0	0	0	0	+	0	0	No negative impacts anticipated.
CH05	Require that proposals for linear development over one kilometre in length; proposals for development involving ground clearance of more than half a hectare; or developments in proximity to areas with a density of known archaeological monuments and history of discovery; to include an Archaeological	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Impact Assessments and refer such applications to the relevant Prescribed Bodies.											
CH06	Ensure that development within the vicinity of a recorded monument or zone of archaeological notification does not seriously detract from the setting of the feature, and is sited and designed appropriately.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated. Suggest text to outline that requirement for visual impact assessment may be requested.
CH07	Develop a policy in relation to the treatment of archaeological monuments within open space of developments. A different designation from that of open space will be applied where sub-surface archaeological remains are incorporated to differentiate the area.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH08	Recognise the importance of archaeology or historic landscapes and the connectivity between sites, where it exists, in order to safeguard them from developments that would unduly sever or disrupt the relationship and/or inter-visibility between sites.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH09	Co-operate with other agencies in the assessment of the potential for climate change to impact on coastal, riverine, inter-tidal and sub-tidal sites and their environments including shipwreck sites.	0	0	0	0	+	0	+	+	0	+	No negative impacts anticipated. The potential for impacts from climate change is evolving and the focus on ascertaining the potential impacts to submerged archaeological issues is positive.
CH10	Encourage reference to or incorporation of significant archaeological finds into development schemes,	0	0	0	0	+	0	0	+	0	+	No negative impacts

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
	where appropriate and sensitively designed, through layout, displays, signage, plaques, information panels and by using historic place names or the Irish language where appropriate.											anticipated.
CH11	To promote best practice for archaeological excavation by ensuring that they are undertaken according to best practice as outlined by the National Monuments Service, Department of Arts, Heritage and the Gaeltacht, The National Museum and the Institute of Archaeologists of Ireland.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH12	Actively support the dissemination of the findings of archaeological investigations and excavations through the publication of excavation reports thereby promoting public awareness and appreciation of the value of archaeological resources.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH13	To identify Areas of Archaeological Potential that contain clusters of Recorded Monuments or have a significant history of the discovery of archaeological sites, features and objects in order to allow for their designation, protection of their setting and environs.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH14	To raise public awareness of the cultural heritage and improve legibility by providing appropriate signage or interpretation in areas, sites, villages, and buildings of archaeological and historic significance.	0	+	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH15	Development and implement the findings of the Community Archaeology Strategy for Fingal.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH16	Support the growth of cultural tourism in the county, including the potential for niche heritage-based tourism products by facilitating the development of heritage events, infrastructure such as heritage trails,	0/-	0	0	0	0	0	0	+	0	+	Overall positive to neutral impacts. However any heritage trails,

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	walkways and cycleways etc. and activities such as community excavation.											walkways and cycleways will have to be developed in line with Screening for Appropriate Assessment to ensure that the location of such routes do not conflict with ecological designations and do not have potential negative impacts on BFF.
CH17	Manage the archaeological sites and monuments that Fingal County Council owns or is responsible for according to best practice and according to Conservation Plans where they exist.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH18	Review the Record of Protected Structures on an on-going basis and add structures of special interest as appropriate, including significant elements of industrial, maritime or vernacular heritage and any twentieth century structures of merit.	0	0	0	0	0	0	0	+	0	0	No negative impacts anticipated.
CH19	Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, is compatible with the special character, and is appropriate in terms of the proposed scale, mass, height, density, layout, materials, impact on architectural or historic features, and junction with the existing Protected Structure.	+/-	0	0	0	0	0	0	+	0	+	Potential indirect negative impacts on BFF where protected structures/landscapes are home to flora and fauna e.g. bats.
CH20	Seek that the form and structural integrity of the Protected Structure is retained in any re-development and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or designed views or vistas from or to the structure is conserved.	+/-	0	0	0	0	0	0	+	0	+	Potential indirect negative impacts on BFF where protected structures/landscapes are home to flora and fauna e.g. bats.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
CH21	Encourage the sympathetic and appropriate reuse, rehabilitation and retention of Protected Structures seeking that the Protected Structure is conserved to a high standard, and the special interest, character and setting of the building preserved. In certain cases the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the Protected Structure where the use proposed is compatible with the existing structure and this will only be permitted where the development is consistent with conservation policies and the proper planning and sustainable development of the area.	+/-	+	0	0	0	0	0	+	0	+	Potential indirect negative impacts on BFF where protected structures/landscapes are home to flora and fauna e.g. bats.
CH22	Promote the use or reuse of all the Protected Structures at St. Ita's Hospital complex and Demesne in Portrane as a priority for Fingal County Council. Notwithstanding the use class 'HA' Zoning matrix, appropriate uses within the Protected Structures and within the ancillary land areas within the complex including uses which also relate to and are consistent with the historic use of the overall historic complex (established prior to the foundation of the Irish State) will be actively promoted and allowed to proceed subject to appropriate consent where such activities will secure viable sustainable re use of the complex into the future and which will provide for the proper conservation and sustainable development of St. Ita's.	0	+	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH23	Ensure that proposals for large scale developments and infrastructure projects consider the impacts on the architectural heritage and seek to avoid them. The extent, route, services and signage for such projects should be sited at a distance from Protected Structures, outside the boundaries of historic designed landscapes, and not interrupt specifically designed	+/-	+	0	0	0	0	0	+	0	+	Potential indirect negative impacts on BFF where protected structures/landscapes are home to flora and fauna e.g. bats.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
	vistas. Where this is not possible the visual impact must be minimised through appropriate mitigation measures such as high quality design and/or use of screen planting.											
CH24	Prevent the demolition or inappropriate alteration of Protected Structures.	+	+	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH25	Demonstrate best practice in relation to the management, care and maintenance of Protected Structures by continuing the programme of commissioning Conservation Plans for the principal heritage properties in the Council's ownership and implementing the policies and actions of these Conservation Plans where they already exist.	+	+	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH26	Carry out an audit and assess the condition of all Protected Structures within the Council's ownership and devise a management/maintenance plan for these structures.	+	0	0	0	0	0	0	+	0	0	No negative impacts anticipated.
CH27	Ensure that measures to up-grade the energy efficiency of Protected Structures and historic buildings are sensitive to traditional construction methods and materials and do not have a detrimental physical, aesthetic or visual impact on the structure. They should follow the principles and direction given in the Department of Arts, Heritage and the Gaeltacht's publication " <i>Energy Efficiency in Traditional Buildings</i> ".	+	0	0	0	0	0	0	+	+	0	No negative impacts anticipated.
CH28	Identify any potential new ACAs and evaluate and modify existing ACAs where necessary during the lifetime of the Plan.	0	0	0	0	0	0	0	+	+	0	No negative impacts anticipated.
CH29	Produce, and review where necessary, detailed guidance for each ACA in the form of Statements of Character that identify the specific special character of	0	0	0	0	0	0	0	+	+	0	No negative impacts anticipated.

	<b>Policies/ Objectives</b>	<b>BFF</b>	<b>P</b>	<b>HH</b>	<b>SL</b>	<b>W</b>	<b>A</b>	<b>CF</b>	<b>CH</b>	<b>MA</b>	<b>L</b>	<b>Comment</b>
	each area and give direction on works that would impact on this.											
CH30	Avoid the removal of structures and distinctive elements (such as boundary treatments, street furniture, paving and landscaping) that positively contribute to the character of an ACA.	0	0	0	0	0	0	0	+	+	0	No negative impacts anticipated.
CH31	Promote the sympathetic maintenance, adaption and re-use of the historic building stock and encourage the retention of the original fabric such as windows, doors, wall renders, roof coverings, shopfronts, pub fronts and other significant features of historic buildings, whether protected or not.	0	0	0	0	0	0	0	+	+	+	No negative impacts anticipated.
CH33	Seek the retention of surviving historic plot sizes and street patterns in the villages and towns of Fingal and incorporate ancient boundaries or layouts, such as burgage plots and townland boundaries, into re-developments.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH34	Require that proposed infrastructural and public utility works within Fingal do not remove historic street furniture such as limestone or granite kerbs, cobblestones, cast-iron postboxes, waterpumps, milestones and street lighting, except where an exceptional need has been clearly established.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH35	Sensitively design, locate and rationalise modern street furniture and elements such as utility boxes, cables, posts, antenna and signage.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH36	Seek the retention, appreciation and appropriate revitalisation of the historic buildings stock and vernacular heritage of Fingal in both the towns and rural areas of the County by deterring the replacement of good quality older buildings with modern structures and by protecting (through the use of ACAs and the RPS and in the normal course of Development	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Management) these buildings where they contribute to the character of an area or town and/or where they are rare examples of a structure type.											
CH37	Require that the size, scale, design, form, layout and materials of extensions to vernacular dwellings or conversions of historic outbuildings take direction from the historic building stock of Fingal and are in keeping and sympathetic with the existing structure.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH38	Commission a study on the thatched buildings of Fingal to examine how to ensure their continued survival.	0	0	0	0	0	0	0	+	+	+	No negative impacts anticipated.
CH39	Support the cultural development of Swords Castle Cultural Quarter.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH40	Protect where appropriate industrial heritage structures or elements of significance identified in the Fingal Industrial Heritage Survey by adding them to the Record of Protected Structures during the lifetime of the Development Plan.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH41	Utilise the information provided within the Fingal Industrial Heritage Survey when assessing development proposals for surviving industrial heritage sites.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH42	Protect and enhance the built and natural heritage of the Royal Canal and ensure that development within its vicinity is sensitively designed and does not have a detrimental effect on the character of the Canal, its built elements and its natural heritage values and that it adheres to <i>(DRAFT) Waterways Irelands Heritage Plan 2016-2020</i> .	+	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH43	Seek the retention and appropriate repair/maintenance of the historic bridges and harbours of the County whether Protected Structures	+	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	or not.											All repair/ maintenance of bridges must be ensure appropriate ecological sensitives such as presence of bats or ecological designations within the river/ stream on which the structure spans.
CH44	Utilise existing surveys to identify and evaluate the surviving historic designed landscapes in Fingal and promote the conservation of their essential character, both built and naturel.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH45	Require that proposals for development within historic designed landscapes include an appraisal of the designed landscape (including an ecological assessment) prior to the initial design of any development, in order for this evaluation to inform the design which must be sensitive to and respect the built heritage elements and green space values of the site.	+	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
CH46	Ensure that development within Fingal along the perimeter of the Phoenix Park adheres to the OPW's <i>Phoenix Park Conservation Management Plan</i> , does not have a detrimental impact on the Park, does not damage any of the built elements along its boundary, or interrupt any important vistas into or out of it.	+	+/-	0	0	+	+	+	+	+	+	The Plan includes for limiting traffic and provision of cyclist and pedestrian opportunities with positive impacts for P, HH A, CF, MA and L. It also seeks to protect CH and BFF with indirect positive impacts for W also. Potential negative impacts for P which use the park for commuting routes through to the City Centre.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
CH47	Promote and enhance the understanding of the archaeological and architectural heritage of Fingal through the development of cultural tourism products, talks, exhibitions and publications.	0	+	0	0	0	0	0	+	+	+	No negative impacts anticipated.
CH48	Provide universal access to archaeological and architectural heritage sites where appropriate. Ensure the archaeological and architectural heritage significance of the site is taken into account when providing such access.	0	+	0	0	0	0	0	+	+	+	No negative impacts anticipated.
CH49	Endeavour to accommodate and improve universal access to Council owned archaeological and architectural heritage sites open to the general public through the dissemination of information on the Council website outlining the accessibility of these sites and, where appropriate, after an evaluation has been carried out that the significance of the site will not be damaged, establishing a programme of works to improve physical access to Council owned property following best conservation principles.	+/-	+	0	0	0	+/-	0	+	+	+	Improved access could have negative impacts on BFF and protected ecological sites.  There should be a link between improved access and the development of sustainable transport objectives to ensure that access does not negatively impact on the requirements for parking.

	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 11 Land Use Zoning</b>												
Z01	Secure the implementation of the Zoning Objective and Vision applied to each area of the County.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
Z02	Prepare and implement Local Area Plans where required.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. LAPs will be subject to Screening for AA and SEA in line with the legislation.
Z03	Prepare and implement Masterplans where required.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated. Masterplans will be subject to Screening for AA and SEA in line with Fingal policy.
Z04	Have regard to development in adjoining zones, in particular more environmentally sensitive zones, in assessing development proposals for lands in the vicinity of zoning boundaries.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
Z05	Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating nonconforming uses and subject to normal planning criteria.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
Z06	Ensure that developments ancillary to the parent use of a site are considered on their merits.	0	0	0	0	0	0	0	0	+	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
<b>Chapter 12 Development Management Standards</b>												
DMS 01	Ensure that all plans and projects in the County which could, either individually or in-combination with other plans and projects, have a significant effect on European Site or sites will be subject to Screening for Appropriate Assessment.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
DMS 02	Ensure local authority development proposals are subject to environmental assessment as appropriate including Screening for Appropriate Assessment and Environmental Impact Assessment.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
DMS 03	<p>Submit a detailed design statement for developments in excess of 5 residential units or 300 sq m of retail/commercial/office development in urban areas. The design statement is required to:</p> <ul style="list-style-type: none"> <li>• Explain the design principles and design concept.</li> <li>• Demonstrate how the twelve urban design criteria (as per the <i>Urban Design Manual - A Best Practice Guide</i>) have been taken into account when designing schemes in urban areas. Each of the twelve criteria is of equal importance and has to be considered in an integrated manner.</li> <li>• Outline how the development meets the Development Plan Objectives, and the objectives of any Local Area Plan, Masterplan, Urban Centre Strategy, Framework Plan or other similar Plan affecting the site.</li> <li>• Include photographs of the site and its surroundings.</li> <li>• Include other illustrations such as</li> </ul>	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>photomontages, perspectives, sketches.</p> <ul style="list-style-type: none"> <li>Outline detailed proposals for open space and ensure the provision of open space is designed in from the beginning when designing a new scheme.</li> <li>Outline a detailed high quality open space and landscape design plan including specifications, prepared by suitably qualified professionals.</li> <li>Outline how Green Infrastructure integrates into the scheme.</li> </ul>											
DMS 04	Assess planning applications for change of uses in all urban and village centres on their positive contribution to diversification of the area together with their cumulative effects on traffic, heritage, environment, parking and local residential amenity	0	0	0	0	0	0	0	+	+	0	Positive for CH and MA, but unknown impacts for the environment. Suggest text inclusion to "heritage, environment, parking and"
DMS 05	Require new residential developments in excess of 100 units and large commercial/retail developments in excess of 2000 sq m to provide for a piece of public art to be agreed with the Council.	0	0	0	0	0	0	0	+	0	0	No negative impacts anticipated.
DMS 06	Produce guidance for quality shopfront designs for designated locations throughout the County in consultation with the relevant stakeholders.	0	0	0	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 07	Ensure new shopfront design respects the character and architectural heritage of the existing streetscape. Encourage, where appropriate, the use of contemporary shop front design.	0	0	0	0	0	0	0	+	0	+	No negative impacts anticipated.
DMS 08	Prevent the use of film or screening that obscures the glazed area of a shopfront window where it negatively impacts upon the streetscape	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 09	Ensure that corporate logos, lighting, designs and colours are not used at the expense of the streetscape.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
DMS 10	Require that security shutters on new shopfronts are placed behind the window glazing and are transparent and encourage the use of transparent security shutters in all existing shopfronts.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 11	Evaluate signage proposals in relation to the surroundings and features of the buildings and structures on which signs are to be displayed, the number and size of signs in the area (both existing and proposed) and the potential for the creation of undesirable visual clutter.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 12	Demonstrate energy reduction measures in new and replacement advertising structures.	0	0	0	0	0	0	+	0	0	0	No negative impacts anticipated.
DMS 13	Resist new billboard and other large advertising structures and displays.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 14	Take enforcement measures so as to secure the removal of unauthorized advertisements from private property and to remove unauthorised advertisements from public areas. Where appropriate the Council will use the powers available under Section 209 of the Planning and Development Acts, as amended, to repair, tidy or remove advertisements structures or advertisements, or use the provisions of the Litter Act.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 15	Promote and encourage the use of green walls and roofs for new developments that demonstrate benefits in terms of SuDS as part of an integrated approach to green infrastructure provision.	+	0	0	0	+	0	+	0	0	+	No negative impacts anticipated.
DMS 16	Promote and encourage the use of green walls and roofs as part of an integrated approach to green infrastructure provision.	+	0	0	0	+	0	+	0	0	+	No negative impacts anticipated.
DMS 17	Locate, where possible, new utility structures such as electricity substations and telecommunication	0	0	0	0	0	0	0	0	+	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	equipment cabinets, not adjacent to or forward of the front building line of buildings or on areas of open space.											
DMS 18	Require new utility structures such as electricity substations and telecommunication equipment cabinets to be of a high quality design.	0	0	0	0	0	0	0	0	+	+	No negative impacts anticipated.
DMS 19	Encourage the provision of dual aspect apartment and ensure no single aspect unit is north facing.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 20	Require a minimum floor to ceiling height of 2.7 metres in apartment units except in cases that a relaxation in height can be strongly justified in terms of high quality design or where it can be demonstrated to be appropriate.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 21	Require that new residential units comply with or exceed the minimum standards as set out in Tables 12.1, 12.2 and 12.3.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 22	Require that all planning applications for residential development include floor plans for each room indicating typical furniture layouts and door swings.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 23	A separation distance of a minimum of 22 metres between directly opposing rear first floor windows shall generally be observed unless alternative provision has been designed to ensure privacy. In residential developments over 3 storeys, minimum separation distances shall be increased in instances where overlooking or overshadowing occurs.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 24	Ensure a separation distance of at least 2.3 metres is provided between the side walls of detached, semi-detached and end of terrace units	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 25	Ensure all new residential units comply with the recommendations of Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (B.R.E. 1991) and B.S. 8206 Lighting for Buildings,	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Part 2 2008: Code of Practice for Daylighting or other updated relevant documents.											
DMS 26	Require that sound transmission levels in semi-detached, terraced, apartments and duplexes units comply as a minimum with the 2014 Building Regulations Technical Guidance Document Part E or any updated standards and evidence will need to be provided by a qualified sound engineer that these levels will be met.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated. Suggest text "standards, and evidence will need to be provide by a qualified sound engineer that these levels have been met".
DMS 27	Prohibit proposals that would create a gated community for any new residential developments	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 28	Require properly constituted management companies in apartment type schemes are set up and necessary management structures are put in place for the benefit of the residents.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 29	Provide in high density apartment type schemes in excess of 100 units facilities for the communal use of residents as deemed appropriate by the Council.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 30	Require the provision of communal laundry rooms and storage cellars in high density apartment type developments where deemed appropriate.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 31	Ensure all new residential schemes include appropriate design measures for refuse bins, details of which should be clearly shown at pre-planning and planning application stage. Ensure refuse bins are not situated immediately adjacent to the front door or ground floor window, unless adequate screened alcoves or other such mitigation measures are provided	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 32	Ensure the maximum distance between the front door to a communal bin area does not exceed 50 metres.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 33	Require the name of new residential estates to have local significance and promote the use of Irish	0	0	0	0	0	0	+	0	0	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	names where possible.											
DMS 34	New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 35	New corner site development shall have regard to: <ul style="list-style-type: none"> <li>• Size, design, layout, relationship with existing dwelling and immediately adjacent properties.</li> <li>• Impact on the amenities of neighbouring residents.</li> <li>• The existing the building line and respond to the roof profile of adjoining dwellings.</li> <li>• The character of adjacent dwellings and create a sense of harmony.</li> <li>• The provision of dual frontage development in order to avoid blank facades and maximise surveillance of the public domain.</li> <li>• Side/gable and rear access/maintenance space.</li> <li>• Level of visual harmony, including external finishes and colours.</li> </ul>	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 36	Dormer extensions to roofs will be only be considered where there is no negative impact on the existing character and form, and the privacy of adjacent properties. Dormer extensions shall not form a dominant part of a roof. Consideration may be given to dormer extensions proposed up to the ridge level of a house and shall not be higher than the existing ridge height of the house.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 37	Encourage more innovative design approaches for domestic extensions.	0	+	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 38	Ensure family flats:	0	+	+	0	0	0	0	0	0	0	No negative impacts

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<ul style="list-style-type: none"> <li>• Are for a member of the family with a demonstrated need</li> <li>• Are linked directly to the existing dwelling via an internal access door &amp; do not have a separate front door</li> <li>• When no longer required for the identified family member, are incorporated as part of the main unit on site</li> <li>• Do not exceed 60 sq m in floor area</li> <li>• Comply with the design criteria for extensions, as above.</li> </ul>											anticipated.
DMS 39	Protect areas with a unique, identified residential character which provides a sense of place to an area through design, character, density and/or height and ensure any new development in such areas respects this distinctive character.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 40	<p>Support the provision of on-campus accommodation and consider the provision of student accommodation off-campus having regard to:</p> <ul style="list-style-type: none"> <li>• The location and accessibility to Educational Facilities and the proximity to existing or planned public transport corridors, cycle and pedestrian routes and green routes</li> <li>• The potential impact on existing residential amenities.</li> <li>• The level and quality of on-site facilities, including storage facilities, waste management, cycle parking, leisure facilities, car parking and amenity.</li> <li>• The architectural quality of the design, internal layouts should take cognisance of the need for flexibility for future possible changes of use.</li> <li>• The number of existing similar facilities in the</li> </ul>	0	+	+	0	0	0	+	0	+	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	area.											
DMS 41	Require that residential care homes, retirement homes, nursing homes and retirement villages be located in towns and villages for reasons of sustainability, accessibility, social inclusion, and proximity to the availability of service, except where a demonstrated need to locate in a rural environment because of the nature of the care required can be clearly established.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 42	Require that applications for residential care homes, retirement homes, nursing homes and retirement villages consider and demonstrate the following: <ul style="list-style-type: none"> <li>The potential impact on residential amenities of adjoining properties.</li> <li>Adequate provision of open space</li> <li>Provision of adequate parking facilities</li> <li>The design and proposed materials.</li> <li>The size and scale of the proposal must be appropriate to the area.</li> <li>A Location within close proximity of high quality public transport links and the site should be well served by good footpath links.</li> </ul>	+	+	+	0	0	0	+	0	+	+	No negative impacts anticipated.
DMS 43	Accept reduced open space quantity standards for certain developments, namely residential care homes, retirement homes, nursing homes and retirement villages where a reduction is deemed appropriate by virtue of the specific open space needs of the residents and where suitable accessible open space is available. High quality	0/-	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	open space and landscaping plans shall be submitted with planning applications for these developments											
DMS 44	Ensure that new dwellings in the rural area are sensitively sited, demonstrate consistency with the immediate Landscape Character Type, and make best use of the natural landscape for a sustainable, carbon efficient and sensitive design. A full analysis/feasibility study of the proposed site and of the impact of the proposed house on the surrounding landscape will be required in support of applications for planning permission.	0	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 45	Ensure that any planning application for a house within an area which has a Greenbelt or High Amenity zoning objective is accompanied by a comprehensive Visual Impact Statement and Screening for Appropriate Assessment.	0	0	0	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 46	Encourage new dwellings in the rural area to be sited at a location in close proximity to the family home where the drainage conditions can safely accommodate the cumulative impact of such clustering and where such clustering will not have a negative visual and amenity impact on the original house. Where such an arrangement is clearly demonstrated not to be available, permit the new dwelling to be located on an alternative site which is within two kilometres from the family home, or, in the case of applications made under Objective RF37, within two kilometres outside the Inner Noise Zone.	0	+	+	0	+	0	0	0	0	0	No negative impacts anticipated.
DMS 47	Ensure that the design and siting of any new house conforms to the principles of Design Guidelines for Rural Dwellings as outlined in Table 12.4.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 48	Ensure that the requirements set out for on-site	+	+	+	0	+	0	0	0	0	0	No negative impacts

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	treatment systems are strictly complied with, or with the requirements as may be amended by future national legislation, guidance, or Codes of Practice.											anticipated.
DMS 49	<p>Development requirements where on-site treatment systems are proposed are:</p> <ul style="list-style-type: none"> <li>• Ensure each new dwelling has a minimum site area of 0.2ha</li> <li>• Prevent possible pollution of groundwater and surface water via:</li> <li>• The design and installation of the proposed proprietary treatment plant in accordance with an appropriate harmonised standard, a European technical approval, a National technical specification, an appropriate Irish standard, an Irish Agreement Board Certificate, or an alternative national technical specification of any EU Member State.</li> <li>• The proposed plant and secondary treatment is to be located in accordance with the Code of Practice: Wastewater Treatment and Disposal Systems serving Single Houses (p.e. &lt;=10) published by the EPA, 2009</li> <li>• The applicant must enter into a maintenance agreement for the proposed treatment plant</li> <li>• A site characterisation test form must be completed by a suitably qualified and competent person. Notwithstanding this, the Council may require additional tests to be carried out under its supervision.</li> <li>• Pending the installation of the treatment plant and polishing filter/percolation area, the applicant will be required to lodge a monetary deposit with the Council. The deposit will be</li> </ul>	+	+	+	0	+	0	0	0	0	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	refunded on receipt of a certificate from a suitably qualified and competent person confirming that all necessary works have been carried out in accordance with the manufacturer's instructions.											
DMS 50	Implement the recommendations of the Ground Water Protection Scheme.	0	+	+	0	+	0	0	0	0	0	No negative impacts anticipated.
DMS 51	Integrate and provide links through adjoining open spaces to create permeable and accessible areas, subject to Screening for Appropriate Assessment as necessary.	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 52	Require a minimum public open space provision of 2.5 hectares per 1000 population. For the purposes of this calculation, public open space requirements are to be based on residential units with an agreed occupancy rate of 3.5 persons in the case of dwellings with three or more bedrooms and 1.5 persons in the case of dwellings with two or fewer bedrooms.	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 52A	Require a minimum 10% of a proposed development site area be designated for use as public open space.  The Council has the discretion for the remaining open space requirement required under Objective OS2 to allow provision or upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities outside the development site area, subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table OS1.  The Council has the discretion for the remaining	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	open space requirement required under Objective OS2 to allow provision or upgrade of Regional Parks in exceptional circumstances where the provision or upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities is not achievable, subject to the Regional Park meeting the open space 'accessibility from homes' standard specified in Table 12.5.											
DMS 52B	<p>Require a minimum 10% of a proposed development site area be designated for use as public open space.</p> <p>The Council has the discretion to accept a financial contribution in lieu of remaining open space requirement required under Objective OS2, such contribution being held solely for the purpose of the acquisition or upgrading of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities subject to the open space or facilities meeting the open space 'accessibility from homes' standards for each public open space type specified in Table OS1.</p> <p>The Council has the discretion to accept a financial contribution in lieu of the remaining open space requirement required under Objective OS2 to allow provision or upgrade of Regional Parks in exceptional circumstances where the provision or upgrade of small parks, local parks and urban neighbourhood parks and/or recreational/amenity facilities is not achievable, subject to the Regional Park meeting the open space 'accessibility from homes' standard specified in Table OS1.</p>	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Where the Council accepts financial contributions in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1.											
DMS 53	Require an equivalent financial contribution in lieu of open space provision in smaller developments of less than three units where the open space generated by the development would be so small as not to be viable.  Where the Council accepts financial contribution in lieu of open space, the contribution shall be calculated on the basis of 25% Class 2 and 75% Class 1.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 54	Ensure every home within a new residential scheme is located within 150 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 55	Require the monetary value in lieu of open spaces to be in line with the Fingal County Council Development Contribution Scheme.	0	0	0	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 56	Retain in open space use institutional lands, landscaped demesnes and similar properties with established recreational or amenity uses, as far as practicable. However, in the event of permission for development being granted on these lands, open space provision in excess of the normal standards will be required to maintain the open character of such parts of the land as are considered necessary by the Council for this purpose.	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 57	Areas of open space of less than 500 square metres will not be taken in charge by Fingal County Council	0	0	0	0	0	0	0	0	0	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	for maintenance purposes.											
DMS 58	Open space areas designed to a highly ornate and high maintenance standard will not be taken in charge as public open space.	0	0	0	0	0	0	0	0	0	0	No negative impacts anticipated. Should this not just be prevented.
DMS 59	Require a minimum open space provision equal to 70% of the open space requirement in addition to intensive recreational/ amenity facilities.	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 60	Ensure open spaces are not located to the side or the rear of housing units.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 61	Ensure open space provision is suitably proportioned and inappropriate narrow tracts are not provided	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 62	Ensure developers lay out and maintain open space areas to a high standard, until such a time as they are taken in charge. The Council may in certain circumstances accept a financial contribution in order to complete the landscaping and development of these areas.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 63	Require properly constituted management companies to be set up and ensure that the necessary management structures are put in place where it is intended that open spaces will be retained in private ownership. Arrangements must be approved by the Council before completion of the project and must be in operation before release of required bonds.	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 64	Provide green corridors in all new developments where the opportunity exists.	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 65	Encourage the use of green roofs as amenity space.	+	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 66	Ensure as far as practical that the design of SuDS enhances the quality of open spaces. SuDS do not form part of the public open space provision,	+	+	+	0	+	0	0	0	0	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	except where it contributes in a significant and positive way to the design and quality of open space. In instances where the Council determines that SuDS make a significant and positive contribution to open space, as determined by the Council, a maximum 10% of open space provision shall be taken up by SuDS. The Council will give consideration to the provision of SuDS on existing open space, where appropriate.											
DMS 67	Underground tanks and storage systems will not be accepted under public open space, as part of a SuDS solution.	0	0	0	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 68	Provide appropriately scaled children's playground facilities within residential development. Playground facilities shall be provided at a rate of 4 sq m per residential unit. All residential schemes in excess of 50 units shall incorporate playground facilities clearly delineated on the planning application drawings and demarcated in advance of the sale of any units.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 69	Ensure that in the instance of an equipped playground being included as part of a specific facility, it shall occupy an area of no less than 0.02 hectares. A minimum of one piece of play equipment shall be provided for every 50 sq m of playground.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 7070	Protect, preserve and ensure the effective management of trees and groups of trees.	+	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 71	Ensure during the course of development, trees and hedgerows that are conditioned for retention are fully protected in accordance with 'BS5837 (2012) Trees in relation to the Design, Demolition and Constructions – Recommendations' or as may be updated.	+	0	0	0	0	+	+	0	0	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
DMS 72	Require the use of native planting where appropriate in new developments in consultation with the Council.	+	0	0	0	0	+	+	0	0	+	No negative impacts anticipated.
DMS 73	Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated into the design of developments	+	0	0	0	0	+	+	0	0	+	No negative impacts anticipated.
DMS 74	Consider in tree selection the available rooting area and proximity to dwellings or business premises particularly regarding shading of buildings and gardens.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 75	Promote the planting of large canopy trees on public open space and where necessary provide for constructed tree pits as part of the landscape specification.	+	0	0	0	0	+	+	0	0	+	No negative impacts anticipated.
DMS 76	Ensure roadside verges have a minimum width of 2.4 metres at locations where large trees are proposed and where necessary provide for constructed tree pits as part of the landscape specification. Road verges shall be a minimum of 1.5 metre wide at locations where trees are proposed.	+	0	0	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 77	Ensure private open spaces for all residential unit types are not unduly overshadowed.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 78	Ensure boundary treatment associated with private open spaces for all residential unit types is designed to protect residential amenity and visual amenity.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 79	Ensure a minimum open space provision for dwelling houses (exclusive of car parking area) as follows: <ul style="list-style-type: none"> <li>• 3 bedroom houses or less to have a minimum of 60 sq m of private open space located behind the front building line of the house</li> <li>• Houses with 4 or more bedrooms to have a</li> </ul>	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>minimum of 75 sq m of private open space located behind the front building line of the house</p> <p>Narrow strips of open space to the side of houses shall not be included in the private open space calculations</p>											
DMS 80	Allow a reduced standard of private open space for 1 and 2 bedroom townhouses only in circumstances where a particular design solution is required such as to develop small infill/ corner sites. In no instance will the provision of less than 48 sq m of private open space be accepted per house.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 81	Require private balconies, roof terraces or winter gardens for all apartments and duplexes above ground floor level with a minimum provision of 2.5 sq m per bedspace and a minimum of 5 sq m per apartment.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 82	Require ground floor units to be provided with a minimum provision of 2.5 sq m per bedspace and a minimum of 5 sq m per apartment of private open space. This private open space area shall not consist of a porch.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 83	Require balconies, ground floor private open space, roof terraces or winter gardens be suitably screened in a manner complimenting the design of the building so as to provide an adequate level of privacy and shelter for residents.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 84	Require where appropriate in the case of apartment and duplex style schemes that in addition to public and private open, space will be provided in the form of semi-private zones such as secluded retreats and sitting out areas, in order to	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	provide for an adequate level of residential amenity.											
DMS 85	Permit in appropriate layouts (e.g. courtyard layouts) the provision of a combination of private and semi-private open spaces. In such cases, the Council may accept the sum of the area of both spaces as satisfying the private open space requirement for these dwellings.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 86	Any application for community facilities such as: leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following: <ul style="list-style-type: none"> <li>• Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.</li> <li>• Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.</li> <li>• Conformity with the requirements of appropriate legislative guidelines.</li> </ul>	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 87	Any application for childcare facilities shall have regard to the following: <ul style="list-style-type: none"> <li>• Suitability of the site for the type and size of facility proposed.</li> <li>• Adequate sleeping/rest facilities.</li> <li>• Adequate availability of indoor and outdoor play space.</li> <li>• Convenience to public transport nodes.</li> <li>• Safe access and convenient off-street car parking and/or suitable drop-off and collection points for customers and staff.</li> <li>• Local traffic conditions.</li> </ul>	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<ul style="list-style-type: none"> <li>Intended hours of operation.</li> </ul>											
DMS 88	Residential properties with childcare shall retain a substantial residential component within the dwelling, and shall be occupied by the operator of the childcare facility.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 89	Facilitate the development of additional places of worship through the designation and/ or zoning of lands for such community requirements and examine locating places of worship within shared community facilities.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 90	Require that new or enlarged places of worship be located in places where they do not create unacceptable traffic congestion or car parking difficulties nor cause a nuisance to existing residents or businesses.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 91	Medical practices in residential areas shall be additions to the existing residential use of a dwelling and be subordinate to it.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 92	Larger scale and group medical practices shall be located in Local Centre, Town and District Centre, Metro Economic Corridor and Major Town Centre zonings. They shall not have negative impacts in terms of generating overspill of car parking, traffic hazard, negative impact on adjoining residential uses, and shall complement the existing uses and buildings and should have only modest signage.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 93	Provide and facilitate the development of additional burial grounds in areas across Fingal as required during the life of the Development Plan	0/-	+	+	0/-	0	0	0	0/-	0	0/-	No negative impacts anticipated. Potential for negative impacts

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	and which preferably have good public transport links, taking cognisance of the needs of multi-faith and non-religious communities.											depending on the site location.
DMS 94	Ensure burial grounds are managed and maintained in a manner which respects their cultural heritage and which provides safety and universal access.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 95	Facilitate the provision of a crematorium within the life of the Plan, subject to environmental assessment and Appropriate Assessment Screening as appropriate.	0	+	+	0	0	-/0	0	0	0	0	No negative impacts anticipated. Suggest text alteration to Screening for Appropriate Assessment.
DMS 96	Ensure that the design and siting of any new Business Parks and Industrial Areas conforms to the principles of Design Guidelines as outlined in Table 12.6.	0	+	+	0	0	0	0	0	+	+	No negative impacts anticipated.
DMS 97	The provision of new retail development shall be in accordance with the Fingal Retail Strategy in Chapter 6.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 98	Retail development shall be in accordance with the role and function of the retail centre and accord with the scale and type of retailing identified for that location.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 99	Retail development should be in accordance with the fundamental objective to support the vitality and viability of the retail centre and must demonstrate compliance with the sequential approach. Proposals to amalgamate retail units will be carefully considered. Major retail proposals (exceeding 1,000 sq.metres) are required to provide a detailed Retail Impact Assessment (RIA) and a Transport Impact Assessment (TIA), and Screening for Appropriate Assessment, as appropriate.	0/-	+	+	0/-	0/-	0	0	0	+	0/-	There is potential for negative impacts on BFF, SL, W, CH and L depending on the location of the development.  Suggest text inclusion "(TIA) and Screening for Appropriate Assessment and environmental considerations.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
DMS 100	<p>Development proposals for fast food/takeaway outlets will be strictly controlled and all such proposals are required to address the following:</p> <ul style="list-style-type: none"> <li>The cumulative effect of fast food outlets on the amenities of an area.</li> <li>The effect of the proposed development on the existing mix of land uses and activities in an area.</li> <li>Opening/operational hours of the facility</li> <li>The location of vents and other external services and their impact on adjoining amenities in terms of noise/smell/visual impact.</li> </ul>	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 101	<p>Development proposals for motor fuel stations shall address the following:</p> <ul style="list-style-type: none"> <li>Development proposals will be required to demonstrate that noise, traffic, visual intrusion, fumes and smells will not detract unduly from the amenities of the area and in particular from sensitive land uses such as residential development.</li> <li>Motor fuel stations should be of high quality design and integrate with the surrounding built environment. In urban centres, where the development would be likely to have a significant impact on the historic or architectural character the area, the use of standard corporate designs and signage may not be acceptable.</li> <li>Forecourt lighting, including canopy lighting, should be contained within the site and should not interfere with the amenities of the area.</li> <li>The forecourt shop should be designed so as to be accessible by foot and bicycle, with</li> </ul>	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated. Outlines the requirements to ensure protection of P, HH and L.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>proper access for delivery vehicles. The safety aspects of circulation and parking within the station forecourt should be fully considered. Retailing activities should be confined to the shop floor area, except in the case of sales of domestic fuel, where some external storage may be permissible.</p> <ul style="list-style-type: none"> <li>• The sale of retail goods from petrol stations should be restricted to convenience goods and only permitted as an ancillary small-scale facility. The net floorspace of a fuel station shop shall not exceed 100 sqm. Where permission is sought for a retail floorspace in excess of 100 sqm, the sequential approach to retail development shall apply.</li> <li>• Workshops for minor servicing (e.g. tyre changing, puncture repairs, oil changing) may be permitted in circumstances where they would not adversely impact the operation of the primary petrol station use and local amenities, particularly with regard to proximity to dwellings or adjoining residential areas.</li> <li>• Motor fuel stations and service areas in proximity to the National Road network will be assessed with regard to the Spatial Planning and National Roads Guidelines for Planning Authorities DECLG, 2012.</li> </ul>											
DMS 102	Only permit retail warehousing on lands zoned for this purpose (RW) or Major Town Centre (MC) and where there is a clear evidence based need for such uses. In addition proposals will be required to comply with the objectives of Chapter 6.8 Retail Sector of this Plan	0	0	0	0	0	0	0	0	+	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
DMS 103	Permit home-based economic activities where the proposed activity is subordinate to the main residential use of the dwelling and does not adversely impact on the existing residential amenity of the area by way of increased traffic, noise, fumes, vibration, smoke, dust or odour	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 104	Permit home-based economic activity on a short-term or temporary basis to enable an ongoing assessment of any impact of the activity on residential amenity, where required.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 105	Limit the number of car parking spaces at places of work and education so as to minimise car-borne commuting. The number of car parking spaces at new developments will be in accordance with the standards set out in Table 12.7.	0	+	+	0	0	+	+	0	0	0	Positive objective that assists with driving commuters to more sustainable transport modes and having indirect positive impacts on A and CF.
DMS 106	New retail developments with more than 50 car parking spaces shall have paid parking which shall favour short-term parking over long-term parking. This objective shall also apply to existing retail developments which propose to increase their car parking by more than 50 spaces.	0	0	0	0	0	+	+	0	0/-	0	Positive objective that will assist with minimise long term parking at retail developments and try and mitigate the existing negative impacts associated with current practice at retail development. Positive in relation to A and CF. May have negative impacts on MA but it could indirectly have positive impacts on local retail centres.
DMS 107	In towns and villages with Pay and Display parking, developers may pay a contribution in lieu of car parking at a rate of €5000 (five thousand euro) per space.	0	0	0	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 108	Require all new developments with over 100	0	+	+	0	0	+	+	0	+	0	Direct positive impacts on P,

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	employees and all new schools shall have a Mobility Management Plan. Existing schools that apply for planning permission to accommodate expansion will also be required to provide a Mobility Management Plan.											HH, A, CF and MA through addressing the mobility of employees which will encourage use of sustainable transport modes. Suggest text to be added to objective "Existing schools that apply for planning permission to accommodate expansion will be required to provide a mobility management plan regardless of the requested permission".
DMS 109	Require new developments to be designed in accordance with DMURS. In particular they shall have layouts and designs which reflect the primacy of walking and cycling by providing safe, convenient and direct access to local services, employment and public transport.	0	+	+	0	0	+	+	0	+	0	Positive impacts on P, HH and MA from provision of layouts to encourage walking and cycling through design in accordance with the Design Manual for Urban Roads and Streets. Indirect positive impacts on A and CF.
DMS 110	Ensure that all new employment and education developments include adequate, secure and dry bicycle parking, in accordance with the standards set out in Table 12.8.	0	+	+	0	0	+	+	0	+	0	No negative impacts anticipated. Suggest text to be added "adequate secure and dry bicycle parking".
DMS 111	Support public transport improvements by reserving the corridors of planned routes free from development. Provide setbacks along public transport corridors to allow for future improvement to enable the provision of a safe and efficient network of public transport infrastructure.	0/-	+	+	0/-	0/-	+	+	0/-	+	0/-	This objective is essential to ensure provision of public transport and the positive impacts on P, HH, A, CF and MA that comes with sustainable transport. However, there are indirect

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												negative impacts on BFF, SL, W, CH and L as the provision of improvements through infrastructure could impact on the natural and built environment.
DMS 112	Ensure that the route of Metro North and its stops are kept free from development. Require that all development alongside the route of Metro North includes permeability for pedestrians, cyclists and public transport so as to maximise its accessibility.	0	+	+	0	0	+	+	0	+	0	No negative impacts identified. Focus of the objective is towards ensuring that people have the ability to walk, cycle or use public transport to access Metro North.
DMS 113	Allow high-density development along the Metro North corridor, in accordance with the land-use plans of the Council.	+	+/-	+	+	0	+	+	0	+	+/-	High density development is overall positive in relation to less footprint impact on the environment, however there could be negative impacts in relation to visual mass of the development. It will positively contribute to assuring access to public transport due to high concentration of people, however it will reduce the possibilities of habitation with garden provision.
DMS 114	Ensure that the possible routes of Metro West and its stops are kept free from development. Require that all development alongside the possible routes of Metro West includes permeability for pedestrians, cyclists and public transport so as to maximise its accessibility.	0	+	+	0	0	+	+	0	+	0	No negative impacts identified. Focus of the objective is towards ensuring that people have the ability to walk, cycle or use public transport to access Metro West.
DMS 115	Allow high-density development along the Metro West corridor, in accordance with the land-use plans of the Council.	+	+/-	+	+	0	+	+	0	+	+/-	High density development is overall positive in relation to less footprint impact on the

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
												environment, however there could be negative impacts in relation to visual mass of the development. It will positively contribute to assuring access to public transport due to high concentration of people, however it will reduce the possibilities of habitation with garden provision.
DMS 116	Facilitate and promote the development of an accessible taxi and hackney service within the County. Facilitate the provision of taxi ranks at appropriate locations on-street or within new commercial developments	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 117	Prohibit development requiring access onto Motorway and presume against access onto National Primary routes and seek to preserve the capacity, efficiency and safety of national road infrastructure including junctions.	0	+/-	+	0	0	0	0	0	0	0	Overall positive on P and HH in relation to safety on the motorways and national primary routes. However knock on negative impacts on P due to the potential for generation of rat runs and corresponding impacts on local roads.
DMS 118	Restrict unnecessary new accesses directly off Regional Roads. Ensure premature obsolescence of all county/local roads does not occur by avoiding excessive levels of individual entrances. Ensure that necessary new entrances are designed in accordance with DMRB or DMURS as appropriate, thereby avoiding the creation of traffic hazards.	0	+	+	0	0	0	0	0	+	0	Positive impacts on P and HH in relation to improved safety.
DMS 119	Presume against the removal of on-street parking spaces to facilitate the provision of vehicular	0	+/-	0	0	0	0	0	0	0	0	Both positive and negative regarding loss of choice for a

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	entrances to single dwellings in predominantly residential areas where residents are largely reliant on on-street car parking spaces.											resident to have individual vehicular parking, however overall loss to P if relation to reduce number of on-street parking spaces if individual access is provided.
DMS 120	Require developers to provide a Traffic Impact Assessment where new development will have a significant effect on travel demand and the capacity of the surrounding transport network.	0	+	+	0	0	+	+	0	+	0	Positive impacts anticipated as this will ensure that traffic impacts are fully considered pre-planning permission. This will have positive impacts on P and HH and indirectly on A and CF by establishing the traffic volumes at both the construction and operational phase. It will also ensure that developments are more sustainable by ensuring that adequate provision is made for traffic both within and outside the development. The TIA should require consultation with relevant third parties e.g. NRA, adjacent Local Authorities to ensure that cumulative impacts from other developments (particularly those with planning permission already granted) are fully integrated.
DMS 121	Promote road safety measures in conjunction with the relevant stakeholders and avoid the creation of traffic hazards.	0	+	+	0	0	0	0	0	+	0	Positive impacts on P, HH and MA through improved road safety.
DMS 122	Ensure that new residential developments are	0	+	+	0	0	0	0	0	+	0	Positive impacts on P, HH and

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	designed in accordance with DMURS to create low-speed environments.											MA through improved road safety.
DMS 123	Seek to provide building setbacks along National Roads and Motorways and their junctions, and along sub-standard Regional and County Roads to allow for future improvement to enable the provision of a safe and efficient network of National, Regional and County Roads	0	+	+	0	0	0	0	0	+	0	Positive impacts on P, HH and MA through improved road safety.
DMS 124	Require the incorporation of rain water harvesting systems in new commercial developments and the use of water butts as a minimum for use in residential developments	0	0	0	0	+	0	0	0	0	0	No negative impacts anticipated.
DMS 125	Ensure that all developments comply with the requirements of the Council and with the principles of sustainable development. Best management practices, as identified by the Council, are to be implemented.	+	+	+	+	+	+	+	+	+	+	No negative impacts anticipated.
DMS 126	Ensure that developers understand the requirements for the design, construction and taking-in-charge of new development.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 127	Prevent the creation of ransom strips.	0	+	+	0	0	0	0	0	0	+	No negative impacts anticipated.
DMS 128	Ensure that all records of new development are submitted to the Council in an agreed format which can be satisfactorily managed.	0	0	0	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 129	Permit renewable energy developments where the development and any ancillary facilities or buildings, considered both individually and with regard to their incremental effect, would not create a hazard or nuisance, and would take cognisance of the following: i. Residential amenity and human health, ii. The character or appearance of the surrounding area,	+	+	+	0/-	+	+	+	+	+	+	Positive policy to protect people and the environment.  Suggest text inclusion to take cognisance of – land stability.  Suggest reference to a new objective to state that Fingal County Council will undertake

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<ul style="list-style-type: none"> <li>iii. The openness and visual amenity of the countryside,</li> <li>iv. Public access to the countryside and, in particular, public rights of way and walking routes,</li> <li>v. Sites and landscapes designated for their nature conservation or amenity value,</li> <li>vi. The biodiversity of the County,</li> <li>vii. Sites or buildings of architectural, historical, cultural, or archaeological interest, and</li> <li>viii. Ground and surface water quality and air quality</li> </ul>											a Local Authority Renewable Energy Strategy (LARES) which will be screened for SEA and Appropriate Assessment.
DMS 130	Seek the placing underground of all electricity, telephone and TV cables in urban areas. It is the intention of the Council to co-operate with other agencies as appropriate, and to use its Development Management powers in the implementation of this policy.	0	0	0	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 131	Require that, in all new developments, multiple services be accommodated in shared strips and that access covers be shared whenever possible	0	0	0	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 132	<p>Require applicants to submit, in the case of all large applications for overhead cables of 110kV or more:</p> <ul style="list-style-type: none"> <li>(i) A visual presentation of the proposal in the context of the route in order to assist the Council in determining the extent of the visual impact</li> <li>(ii) Details of compliance with all internationally recognized standards with regard to proximity to dwellings and other inhabited structures</li> </ul>	0	+	+	0	0	0	0	0	+	+	No negative impacts anticipated.
DMS 133	In determining applications proximate to overhead	0	+	+	0	0	0	0	0	+	0	No negative impacts

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>power lines the Planning Authority will have regard to the clearance distances as recommended by the Electricity Supply Board (ESB) and other service providers:</p> <ul style="list-style-type: none"> <li>• For development in proximity to a 10kv or a 38kv overhead line, no specific clearance is required.</li> <li>• With regard to development adjacent to an 110kv overhead line, a clearance distance of 20 metres either side of the centre line or 23 metres around a pylon is recommended.</li> <li>• For a 220kv overhead line, a clearance distance of 30 metres either side of the centre line or around a pylon is required.</li> </ul>											anticipated.
DMS 134	Require the co-location of antennae on existing support structures and where this is not feasible require documentary evidence as to the non-availability of this option in proposals for new structures.	0	0	0	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 135	Encourage the location of telecommunications based services at appropriate locations within the County, subject to environmental considerations and avoid the location of structures in fragile landscapes, in nature conservation areas, in highly sensitive landscapes and where views are to be preserved.	+	0	0	0	0	0	0	0	+	+	No negative impacts anticipated.
DMS 136	<p>Require the following information with respect to telecommunications structures at application stage:</p> <ul style="list-style-type: none"> <li>• Demonstrate compliance with Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities issued by the Department of the Environment in July</li> </ul>	0	0	0	0	0	0	0	0	+	0	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>1996 and / or to any subsequent amendments, Code of Practice on Sharing of Radio Sites issued by the Commission for Communications Regulation and to such other publications and material as maybe relevant in the circumstances</p> <ul style="list-style-type: none"> <li>• Demonstrate the significance of the proposed development as part of a national telecommunications network</li> <li>• Indicate on a map the location of all existing telecommunications structures (whether operated by the applicant or a competing company) within a 1km radius of the proposed site</li> <li>• Where sharing is not proposed, submit documentary evidence clearly stating the reasons why it is not feasible to share existing facilities bearing in mind the Code of Practice on Sharing of Radio Sites issued by the Commission for Communications Regulation</li> <li>• Demonstrate to what degree there is an impact on public safety, landscape, vistas and ecology</li> <li>• Identify any mitigation measures</li> </ul>											
DMS 137	Promote increased recycling of waste in accordance with the Eastern Midlands Region Waste Management Plan 2015-2021 (or any subsequent plan).	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.
DMS 138	Ensure all new large-scale residential and mixed-use developments include appropriate facilities for source segregation and collection of waste.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
DMS 139	Ensure all new developments include well designed facilities to accommodate the three bin	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	collection system											
DMS 140	Ensure all new developments make provision for bring bank facilities where appropriate.	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
DMS 141	Require that construction and demolition waste management plans be submitted as part of any planning application for projects in excess of any of the following thresholds: <ul style="list-style-type: none"> <li>• New residential development of 10 units or more</li> <li>• New developments other than above, including institutional, educational, health and other public facilities, with an aggregate floor area in excess of 1,250sqm.</li> <li>• Demolition / renovation / refurbishment projects generating in excess of 100m3 in volume of C&amp;D waste.</li> <li>• Civil engineering projects in excess of 500m3 of waste materials used for development of works on the site.</li> </ul>	0	+	+	0	0	0	0	0	+	0	No negative impacts are anticipated.
DMS 142	Proposals for new lighting shall ensure there is no dazzling or distraction to road users including cyclists, equestrians and pedestrians, and road and footway lighting meets Council standards.  For larger tracts of land it is important to establish a hierarchy of light intensities to ensure that environmental impacts are minimised as far as possible. The establishment of such hierarchies will ensure that subtly lit and unlit areas and features are not compromised in terms of their character and visibility after dark. The success of lighting design will rely heavily on striking the right balance between light and dark over the various areas of lands concerned and their immediate contexts.	+	+	+	0	0	0	0	0	+	+	No negative impacts are anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>This approach can be taken by means of determining appropriate light intensities for such lands and the designation of 'Environmental Zones' (as defined by the Institute of Lighting Engineers publication, Guidance Notes for the Reduction of Light Pollution published in the UK) should be considered. The designations are as follows;</p> <p>Zone/Surrounding/Lighting Environment/Examples</p> <p>E1: Natural: Intrinsically Dark: Natural Parks</p> <p>E2: Rural: Low District Brightness: Rural, small village, relatively dark urban locations</p> <p>E3: Suburban: Medium District Brightness: Small town centres or urban locations</p> <p>E4: Urban: High district Brightness: Town/ city centres with high levels of night-time activity</p>											
DMS 143	Establish a hierarchy of light intensities on lands that are subject to Local Area Plans, Masterplans and larger tracts of lands subject to comprehensive developments in order to ensure that environmental impacts are minimised as far as possible through the designation of Environmental Zones.	+	+	+	0	0	0	0	0	+	+	No negative impacts are anticipated.
DMS 144	A site assessment should be carried out prior to starting any design work to help inform and direct the layout, form and architectural treatment of the proposed development and identify issues that may need to be avoided, mitigated for or require sensitive design and professional expertise. The	+	+	+	+	+	+	+	+	+	+	No negative impacts are anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	site assessment should evaluate: <ul style="list-style-type: none"> <li>• Character of the site in its setting (including existing buildings)</li> <li>• Access to the site</li> <li>• Services</li> <li>• Protected Designations</li> </ul>											
DMS 145	All development proposals that may (due to their location, size, or nature) have implications for archaeological heritage shall be accompanied by an Archaeological Impact Assessment and Method Statement.	0	0	0	0	0	0	0	+	0	0	No negative impacts are anticipated.
DMS 146	All planning applications for works to a Protected Structure shall have regard to the information outlined in Table 12.9	0	0	0	0	0	0	0	+	0	0	No negative impacts are anticipated.
DMS 147	Where necessary, the Planning Authority shall require a detailed Architectural Heritage Impact Assessment for an application for works to a Protected Structure. This shall be carried out in accordance with Appendix B of the DoAHG <i>Architectural Heritage Protection Guidelines for Planning Authorities</i> .	0	0	0	0	0	0	0	+	0	0	No negative impacts are anticipated.
DMS 148	Prevent the demolition or inappropriate alteration of Protected Structures.	0	0	0	0	0	0	0	+	0	0	No negative impacts are anticipated.
DMS 149	Ensure that any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is appropriate in terms of the proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines.	0	0	0	0	0	0	0	+	0	0	No negative impacts are anticipated.
DMS 150	All planning applications for works in an Architectural Conservation Area shall have regard to the information outlines in Table 12.10.	0	0	0	0	0	0	0	+	0	0	No negative impacts are anticipated.
DMS 151	A Designed Landscape Appraisal should accompany any development proposal for an historic	0	0	0	0	0	0	0	+	0	+	No negative impacts are anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>demesnes and/or designed landscape, to include:</p> <ul style="list-style-type: none"> <li>• Identification and description of the original development, history, structures, features and boundaries of the designed landscape</li> <li>• Ecological assessment, including identification of any protected habitats or species</li> <li>• Evaluation of the significance of the historical landscape</li> <li>• Determination of the carrying capacity of the lands which should not be exceeded, to be agreed with the Council</li> <li>• Assessment of the development proposal and its impact on the designed landscape</li> <li>• Recommendations for mitigation and management of the built and natural heritage</li> </ul>											
DMS 152	<p>Where development is being proposed for a site that contains historic buildings and/or structures that contribute to the distinctive character of the rural or urban areas of Fingal have regard to the following:</p> <ul style="list-style-type: none"> <li>• An assessment of the existing buildings on the site should be carried out through an analysis of historic maps and an appraisal of the historic fabric and features. Development proposals should seek to retain and incorporate existing buildings of merit and any elements that contribute to its distinctive character</li> <li>• Appropriate materials and methods are to be used to carry out repairs to the historic fabric</li> <li>• Any proposed changes need to be sympathetic to the special features and character of the</li> </ul>	0	0	0	0	0	0	0	+	0	+	No negative impacts are anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>existing building by respecting the existing setting, form, scale and materials</p> <ul style="list-style-type: none"> <li>Proposals for extensions to historic or vernacular buildings should not erode the setting and design qualities of the original structure which make it attractive and should be in proportion or subservient to the existing building</li> <li>Direction for the design should be taken from the historic building stock of the area but can be expressed in a contemporary architectural language</li> <li>Original building features or materials should be retained including windows, doors, roof coverings, boundary treatments and site features (such as stone walls, hedges, railing, gates, gate piers, cobbles and courtyards)</li> <li>Where a proposal seeks to redevelop a derelict property or one that has been unoccupied for a long period of time than in addition to the above</li> <li>Substantial standing remains should still exist which are structurally capable of sustaining development. A written report from a suitably qualified professional should accompany any application outlining that the proposal will not structurally compromise the building and outline the measures to be taken to protect the building from collapse prior to and during construction works</li> </ul>											
DMS 153	All planning applications for signage on a Protected Structure or within an Architectural Conservation area shall have regard to the guidelines outlined in Table 12.11.	0	0	0	0	0	0	0	+	0	+	No negative impacts are anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
DMS 154	Ensure all development proposals measures to protect and enhance biodiversity.	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated.
DMS 155	Ensure Screening for Appropriate Assessment and, where required, full Appropriate Assessment is carried out for all plans and project in the County which, individually, or in combination with other plans and projects, is likely to have a significant direct or indirect impact on any European Site or sites.	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated. Suggest text rearrangement to state 'screening for Appropriate Assessment. Need to alter reference to European sites and not Natura 2000 sites.
DMS 156	Ensure that sufficient information is provided as part of development proposals to enable Screening for Appropriate Assessment to be undertaken and to enable a fully informed assessment of impacts on biodiversity to be made.	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated. Suggest text rearrangement to state 'screening for Appropriate Assessment.
DMS 157	Ensure that Natura Impact Statements and any other ecological impact assessments submitted in support of proposals for development are carried out by appropriately qualified professionals and that any necessary survey work takes place in an appropriate season.	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated.
DMS 158	Ensure planning applications for proposed developments likely to have significant direct or indirect impacts on any European Site or sites are accompanied by a Natura Impact Statement prepared in accordance with the Guidance issued by the Department of the Environment, Heritage and Local Government (Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities, 2009).	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated. Need to alter reference to European sites and not Natura 2000 sites.
DMS 159	Ensure ecological impact assessment is carried out for any proposed development likely to have a significant impact on proposed Natural Heritage Areas (pNHAs), Natural Heritage Areas (NHAs),	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	Statutory Nature Reserves, Refuges for Fauna, Habitat Directive Annex I sites and Annex II species contained therein, or rare and threatened species including those species protected by law and their habitats. Ensure appropriate avoidance and mitigation measures are incorporated into development proposals as part of any ecological impact assessment.											
DMS 160	Ensure that proposals for developments involving works to upstanding archaeological sites and features or works to the historic building stock include an assessment of the presence of bats in any such sites or structures and, where appropriate, ensure that suitable avoidance and/or mitigation measures are proposed to protect bats in consultation with the National Parks and Wildlife Service.	+	0	0	0	0	0	0	+	0	+	No negative impacts are anticipated.
DMS 161	Implement planning guidelines for nature development areas and corridors as outlined in the Fingal Biodiversity Action Plan.	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated.
DMS 162	Protect and enhance the ecological corridors along the following rivers in the County by ensuring that no development takes place, outside urban centres, within a minimum distance of 30m from each riverbank: Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin ( <i>see Green Infrastructure maps</i> ).	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated.
DMS 163	Ensure that no development, including clearance and storage of materials, takes place within a minimum distance of 10m – 15m measured from each bank of <u>any</u> river, stream or watercourse in the County.	+	0	0	0	+	0	0	0	0	+	No negative impacts are anticipated.
DMS 164	Require that development along rivers set aside land for pedestrian routes that could be linked to	+	+	+	0	+	0	0	0	0	+	No negative impacts are anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	the broader area and any established settlements in their vicinity, subject to ecological impact assessment and Screening for Appropriate Assessment as appropriate.											
DMS 165	Consult with the Geological Survey of Ireland when considering undertaking, approving or authorising developments which are likely to affect County Geological Sites.	+	0	0	+	+	0	0	0	0	+	No negative impacts are anticipated.
DMS 166	Prohibit new development outside urban areas within the areas indicated on Green Infrastructure maps, which are within 100m of coastline at risk from coastal erosion, unless it can be objectively established based on the best scientific information available at the time of the application, that the likelihood of erosion at a specific location is minimal taking into account, inter alia, any impacts of the proposed development on erosion; or deposition and the predicted impacts of climate change on the coast line.	+	+	+	0	0	0	0	0	0	+	A positive policy that restrict development to ensure no impacts on erosion and deposition.  Suggest text inclusion...deposition and predicated climate change implications for the coastline.
DMS 167	Prohibit development within areas liable to coastal flooding other than in accordance with <i>The Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009</i> issued by the Department of the Environment, Heritage and Local Government and the Office of Public Works.	0	+	+	0	+	0	0	0	0	+	No negative impacts are anticipated.
DMS 168	Proposals for such development shall have regard to the following: <ul style="list-style-type: none"> <li>Section 261 and Section 261A of the Planning and Development Acts 2000 – 2013)</li> <li>The Department of the Environment, Heritage and Local Government Quarries and Ancillary Facilities Guidelines 2004.</li> <li>The EPA Guidelines for Environmental</li> </ul>	+	+	+	+	+	0	0	+	+	+	No negative impacts are anticipated.  Alter reference to European sites and not Natura 2000 sites.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>Management in the Extractive Sector 2006.</p> <ul style="list-style-type: none"> <li>• Where extractive developments may impact on archaeological or architectural heritage, regard shall be had to the DoEHLG Architectural Conservation Guidelines 2004 and the Archaeological Code of Practice 2002 in the assessment of planning applications.</li> <li>• Where extractive development may significantly effect the environment or European Sites, regard shall be had to EIA guidelines and Appropriate Assessment of Plans and Projects, Guidance for Planning Authorities, DEHLG, 2009.</li> <li>• Reference should also be made to the Geological Heritage Guidelines for the Extractive Industry 2008.</li> <li>• The visual impact of the development, a detailed landscape and visual assessment shall be submitted.</li> <li>• A scheme of rehabilitation and after care for the site upon abandonment / exhaustion of resource shall be submitted. Details to be submitted should include a report with plans and section drawings, detailing the following: <ul style="list-style-type: none"> <li>○ Anticipated finished landform and surface/landscape treatments (both of each phase and the whole excavation),</li> <li>○ Quality and condition of topsoil and overburden,</li> <li>○ Rehabilitation works proposed,</li> <li>○ Type and location of any vegetation proposed,</li> <li>○ Proposed method of funding and</li> </ul> </li> </ul>											

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	<p>delivery of restoration/reinstatement works etc.</p> <p>In addition a bond will be required to ensure the adequate restoration of the site. This bond shall be index linked.</p>											
DMS 169	In the construction and layout of agricultural buildings, the Council requires that buildings be sited as unobtrusively as possible and that the finishes and colours used, blend the development into its surroundings.	0	0	0	0	0	0	0	0	0	+	No negative impacts are anticipated.
DMS 170	Appropriate roof colours are dark grey, dark reddish brown or a very dark green. Where cladding is used on the exterior of farm buildings, dark colours (preferably dark green, red or grey) with matt finishes will normally be required.	0	0	0	0	0	0	0	0	0	+	No negative impacts are anticipated.
DMS 171	Consider traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise in the assessment of agricultural development. Proper provision for disposal of liquid and solid wastes shall be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape, will be factors which will govern the acceptability or otherwise of such development.	0	0	0	0	+	+	0	0	0	+	No negative impacts are anticipated.
DMS 172	Have regard to the provision of the 'Major Accident Directive' (Seveso II) (European Council Directive 96/82/EC as amended by Directive 105/2003/EC) and impose restrictions in consultation with the HSA, on developments abutting or within proximity of a Seveso site. The extent of restrictions on development will be	+	+	+	+	+	+	0	+	+	+	No negative impacts anticipated.

Chapter	Policies/ Objectives	BFF	P	HH	SL	W	A	CF	CH	MA	L	Comment
	dependent on the type of risk present and the quantity and form of the dangerous substance present or likely to be present.											
DMS 173	Permit new Seveso development only in low risk locations away from vulnerable residential, retail and commercial development.	0	+	+	0	0	0	0	0	+	0	No negative impacts anticipated.
DMS 174	Prohibit new extensions to long-established Seveso sites where they are a non-conforming use and where they pose an unacceptable accident risk to the public.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 175	In areas where Seveso sites exist in appropriate locations with low population densities, ensure that proposed uses in adjacent sites do not compromise the potential for expansion of the existing Seveso use and in particular the exclusion of developments with the potential to attract large numbers of the public.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 176	Attach to any grant of permission for new warehouses or similar industrial buildings, a condition to exclude use/storage of SEVESO substances (or require a separate planning permission for it).	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 177	Have regard to the advice of the Health and Safety Authority when proposals for new Seveso sites are considered and for all planning applications within the consultation distances stated in Table 12.10.	0	+	+	0	0	0	0	0	0	0	No negative impacts anticipated.
DMS 178	Require developers to submit a detailed consequence and risk assessment with all Environmental Impact Statements and/or legislative licence applications for all Seveso sites.	0	+	+	0	0	0	0	0	0	0	A positive objective. Query on what the risk assessment relates to, should SEVESCO sites not be specified.



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