



STRATEGIC ENVIRONMENTAL
ASSESSMENT OF THE PLAN

16

16.1 Introduction

The Planning and Development Act, 2000 requires planning authorities to include in their development plans information on 'the likely significant effects on the environment of implementing the plan'. This process is called Strategic Environmental Assessment (SEA) and it evaluates the likely consequences of a plan upon the environment. It is similar to an Environmental Impact Assessment (EIA) in that it aims to influence proposed actions in order to minimise potential adverse environmental impacts. However, SEA is concerned with the implementation of an entire development plan, rather than an individual project.

SEA is a new process which provides a useful simple tool or checklist to:

- Help ensure that the full scope of environmental considerations is dealt with in the plan and
- To influence proposed actions in order to minimise adverse environmental effects.

The process has the additional benefit of raising awareness of the consequences of a plan.



16.2 The SEA Process for this Development Plan

The process involves:

- Setting the strategic environmental aims.
- Appraising the main planning goals and strategic development principles against these environmental aims.

Environmental Aims

The environmental aims against which the Development Plan is to be assessed are as follows:



	Minimise the consumption of natural non-renewable resources
P	Protect the quality of the landscape
G	Protect architectural and cultural heritage and material assets
V	Encourage sustainable transport
—	Minimisation of waste
{	Conserve and enhance biodiversity and natural heritage
	Encourage energy efficiency
	Encourage social inclusion and access for all

16.3 Assessment of Main Planning Goals and Strategic Development Principles

The following section assesses the main planning goals and strategic environmental principles against the eight environmental aims and indicates whether the environmental effects are positive, negative, neutral or uncertain.

Assessment of the Main Planning Goals



The likely impacts of achieving the main planning goals set out in the Overall Strategy (Chapter 2) are assessed below in relation to the strategic environmental aims.

Main Planning Goals	Strategic Environmental Aims							
		P	G	V	-	{		
To plan for and co-ordinate appropriate sustainable development in Dun Laoghaire-Rathdown, based on high quality residential, working and recreational environments and sustainable transport patterns	0	0	0	✓	0	0	✓	✓
To create a high quality physical environment to meet the growing needs of those living, working or visiting the County in a sustainable, inclusive, balanced and integrated way and where communities can thrive in an ecologically, socially and economically sustainable manner.	0	0	✓	✓	0	0	✓	✓
To provide for the future well being of the residents of the County by: providing sufficient housing land, providing an adequate supply of zoned lands to meet anticipated development needs, facilitating the growth of employment opportunities in all sectors, protecting the quality of the built and natural environments, ensuring the provision of the necessary social and physical infrastructural services, promoting sustainable transportation patterns.	✓	✓	✓	✓	✓	✓	✓	✓

✓ = positive 0 = neutral X = negative ? = uncertain

Assessment of the Strategic Development Principles for the Housing Strategy



The likely impacts of the following main planning goals for the Housing Strategy (Appendix A) are assessed below in relation to the strategic environmental aims.



Main Planning Goals	Strategic Environmental Aims							
		P	G	V	-	{		
Estimate the existing and likely future need for housing in the area and ensure that sufficient zoned and serviced land is made available to meet such needs.	X	X	0	0	0	0	0	0
Provide that 20% of the land zoned for housing or a mixture of residential plus other uses shall be reserved for social and affordable housing.	0	0	0	0	0	0	0	✓
Ensure a mix of house types.	0	0	0	0	0	0	0	✓
Counteract undue segregation.	0	0	0	0	0	0	0	✓

✓ = positive 0 = neutral X = negative ? = uncertain

Assessment of the Strategic Development Principles for Regeneration and New Development Areas



The likely impacts of the following strategic development principles for Regeneration and New Development Areas (Chapter 3) are assessed below in relation to the strategic environmental aims.

Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To promote the renewal and regeneration of areas based on the consolidation of the built up area.	✓	0	✓	✓	0	0	✓	✓
To ensure that development in new 'greenfield' areas creates its own sense of place, is attractive and functions well.	0	0	✓	✓	0	0	✓	✓
✓ = positive 0 = neutral X = negative ? = uncertain								



Key to Strategic Environmental Aims	
	Minimise the consumption of natural non-renewable resources
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Assessment of the Strategic Development Principles of the Urban Structure Plan for Dun Laoghaire.

The likely impacts of the following strategic development principles of the Urban Structure Plan for Dun Laoghaire (Chapter 4) are assessed below in relation to the strategic environmental aims.



Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
The Urban Structure Plan for Dun Laoghaire envisages future investment in the physical environment being plan lead to enable the realisation of a coherent and vibrant town centre.	✓	0	✓	✓	0	0	0	✓
To guide the future development of Dun Laoghaire town centre where currently significant areas of urban land are under-utilised and under developed.	✓	0	✓	✓	0	0	✓	✓

✓ = positive 0 = neutral X = negative ? = uncertain

Key to Strategic Environmental Aims	
	Minimise the consumption of natural non-renewable resources
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Assessment of the Strategic Development Principles for Residential Development

The likely impacts of the following strategic development principles for Residential Development (Chapter 5) are assessed below in relation to the strategic environmental aims.

Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To provide an adequate range of residential development with vibrant and sustainable communities served by a wide choice of dwelling units where residents will be within walking distance of shops, services, employment, education, leisure, community facilities and amenities and to underpin this with enhanced public transport.	0	0	0	✓	0	0	✓	✓
To increase the supply of housing in accordance with the Housing Strategy 2004 – 2010 by the provision of additional accommodation in existing built up areas by - subdivision of dwellings, densification of existing residential areas and conversion.	✓	✓	0	✓	0	0	✓	0
To increase the supply of housing in accordance with the Housing Strategy 2004 – 2010 by the development of under-utilised and undeveloped lands within the existing built up area especially in close proximity to towns and villages, and public transport nodes.	✓	✓	0	✓	0	0	✓	0
To increase the supply of housing in accordance with the Housing Strategy 2004 – 2010 by providing for new communities extending from the existing built up area (sequential approach).	X	X	0	0	0	X	?	0
✓ = positive 0 = neutral X = negative ? = uncertain								



Assessment of the Strategic Development Principles for Retail

The likely impacts of the following strategic development principles for Retail (Chapter 6) are assessed below in relation to the strategic environmental aims.



Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To protect the hierarchy of retail centres and the amenity of their surrounding area while facilitating development that caters for the future population growth and changes in the nature and extent of retail demands of the existing population.	✓	0	✓	✓	0	0	✓	✓
To support the future vitality and viability of the retail centres.	✓	0	✓	✓	0	0	✓	✓
✓ = positive 0 = neutral X = negative ? = uncertain								

Assessment of the Strategic Development Principles for Employment

The likely impacts of the following strategic development principles for Employment (Chapter 7) are assessed below in relation to the strategic environmental aims.



Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To encourage the expansion of existing industries and to concentrate development into existing centres.	0	0	0	✓	0	0	0	0
To provide sufficient zoned serviced lands for employment generation with linkages to existing and proposed transport networks.	X	X	0	✓	0	X	0	0
To facilitate the growth of employment opportunities	?	?	?	?	?	?	?	?

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Assessment of the Strategic Development Principles for Community

The likely impacts of the following strategic development principles for Community (Chapter 8) are assessed below in relation to the strategic environmental aims.



Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
Integrate sustainable development and planning with social, community and cultural requirements.	0	?	?	?	0	?	?	✓
To provide or facilitate the provision of services for the community including schools, crèches and educational facilities.	0	0	0	0	0	0	0	✓
To ensure the integration of settlement structures and service provision in accordance with the National Spatial Strategy, 2002 – 2020, thus enhancing quality of life for the County's residents.	✓	✓	0	✓	0	0	✓	✓
To ensure a balanced and equitable provision of community facilities throughout the County.	0	0	0	0	0	0	0	✓
✓ = positive 0 = neutral X = negative ? = uncertain								

Assessment of the Strategic Development Principles for Landscape, Heritage and Amenities

The likely impacts of the following strategic development principles for Landscape, Heritage and Amenities (Chapter 9) are assessed below in relation to the strategic environmental aims.



Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To create a green structure where heritage and landscape are afforded protection, management and enhancement and where there will be adequate opportunity for passive and active recreation.	✓	✓	✓	0	0	✓	0	✓
To manage environmental quality by enhancing both the natural and cultural heritage of the County.	✓	✓	✓	0	0	✓	0	0

✓ = positive 0 = neutral X = negative ? = uncertain



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Assessment of the Strategic Development Principles for Conservation of the Archaeological and Architectural Heritage

The likely impacts of the following strategic development principles for Conservation of the Archaeological and Architectural Heritage (Chapter 10) are assessed below in relation to the strategic environmental aims.



Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To protect the architectural and archaeological heritage of the County.	✓	0	✓	0	0	0	0	✓
That the built heritage plays its part in the future sustainable development of the County.	✓	0	✓	0	0	0	0	✓

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Assessment of the Strategic Development Principles for Transportation

The likely impacts of the following strategic development principles for Transportation (Chapter 11) are assessed below in relation to the strategic environmental aims.

Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To promote a high quality, sustainable and integrated transport system for people and goods within Dun Laoghaire-Rathdown.	0	0	0	✓	0	0	✓	✓
To ensure and facilitate the timely provision of the transportation facilities necessary to meet the projected demand for development at appropriate locations in Dun Laoghaire-Rathdown.	0	?	0	✓	0	?	✓	✓
To facilitate the implementation of the objectives set out in the DTO Strategy, <i>A Platform for Change, 2000-2016</i> .	✓	0	0	✓	0	0	✓	✓

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Assessment of the Strategic Development Principles for Environmental Services



The likely impacts of the following strategic development principles for Environmental Services (Chapter 12) are assessed below in relation to the strategic environmental aims.

Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To provide high quality water and drainage facilities.	0	0	0	0	0	0	0	0
To implement the European Union and national waste management hierarchy of waste prevention.	✓	✓	0	0	✓	✓	✓	0



✓ = positive 0 = neutral X = negative ? = uncertain

Assessment of the Strategic Development Principles for Energy and Telecommunications

The likely impacts of the following strategic development principles for Energy and Telecommunications (Chapter 13) are assessed below in relation to the strategic environmental aims.



Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To promote environmentally sensitive sources of energy.	✓	0	0	0	✓	✓	✓	0
To promote and facilitate a widespread telecommunications infrastructure.	0	?	?	0	0	0	0	✓



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Assessment of the Strategic Development Principles for Land Use Zoning Objectives

The likely impacts of the following strategic development principles for Land Use Zoning Objectives (Chapter 15) are assessed below in relation to the strategic environmental aims.

Strategic Development Principles	Strategic Environmental Aims							
		P	G	V	-	{		
To set out the characteristics of the primary land use zoning categories, in order to provide a framework for assessing the appropriate location for development proposals.	0	0	✓	✓	0	0	0	0
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