

Appendix A - SEA Screening

A.1 Introduction

Article 14(A) of the Planning and Development (Strategic Environmental Assessment) Regulations, 2004, as amended by the Planning and Development (Strategic Environmental Assessment) Regulations 2011, states that 'Where a Planning Authority proposes to prepare or amend a Local Area Plan, the planning authority shall, prior to giving notice under Section

20 (3) of the Act, consider whether or not implementation of the local area plan or amended plan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A' of the Planning and Development Regulations 2004, and is detailed as follows:

Table 7A.1: Criteria for Determining the Likely Significant Environmental Impacts (Schedule 2 (A))

Criteria	Characteristic
(i) The degree to which the Plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The proposed Local Area Plan (LAP) will establish a land use framework for the sustainable development of the Goatstown area, including commentary on the location, nature and size of the Plan area. The LAP, when adopted, will form a statutory document that conforms to, and is fully consistent with, the policies and objectives set out in the County Development Plan 2010-2016 and other relevant guidelines and documents. The Plan will confirm the existing character of the area and provide a framework for urban development that seeks to create a sustainable environment and improved public realm.
(ii) The degree to which the Plan influences other plans, including those in the hierarchy.	The policies and objectives of the Local Area Plan will be informed by and will be set within the context of the County Development Plan 2010-2016.
(iii) The relevance of the Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The Local Area Plan will conform to the principles, objectives and policies of the County Development Plan 2010-2016 and will therefore have a strong emphasis on promoting the sustainable development of the area.
(iv) Environmental problems relevant to the Plan.	<p>The Plan area is an established residential suburb within the Dublin metropolitan area. There are no ecologically sensitive sites – Special Areas of Conservation (SAC's), Special Protection Area's (SPA's) or Natural Heritage Area's (NHA's) - within the Plan area. There are no areas of archaeological interest – either within or in the general environs of the Plan area. There are 9 protected structures within the Plan area.</p> <p>Wastewater arising from the Plan area and the surrounding areas is collected by the wastewater collection network and ultimately pumped to the Ringsend Waste Water Treatment Plant.</p> <p>The Greater Dublin Strategic Drainage Study has identified that there is a need to upgrade the existing foul sewer, which runs along Goatstown Road. The Local Area Plan will require that any applications for future development shall include satisfactory proposals for foul water disposal, which may necessitate the upgrading of parts of the local network.</p> <p>The proposed Plan will also require that all applications for future development include satisfactory proposals for both surface water disposal (sustainable urban drainage systems) and removal of waste (including bin storage and recycling facilities).</p> <p>The Plan area is served by public water mains. Over 98% of water distributed in Dún Laoghaire – Rathdown County Council's administrative area is purchased from Dublin City Council, which is sourced primarily from Blessington Lakes, the Vartry River and Bohernabree</p>

	<p>na. The SEA for the County Development Plan 2010-2016 recognises that water production capacity in the Dublin region is barely adequate and a major new water source is required by 2015 to cater for increased demand.</p> <p>The County Development Plan 2010-2016 notes that it is Council policy to accord with the 'Greater Dublin Water Supply Strategic Study and The Greater Dublin Strategic Drainage Study'.</p> <p>It is Council policy as stated in the County Development Plan 2010-2016 to implement the Water Quality Management Plans as part of the implementation of the EU Water Framework Directive.</p> <p>Having regard to the very modest scale of development / redevelopment that the proposed Plan is likely to cater for, it is considered that the proposed Plan will not give rise to environmental problems.</p>
(v) The relevance of the Plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).	Issues relating to European legislation on the environment are fully addressed and provided for in the Dún Laoghaire-Rathdown County Development Plan 2010-2016. The proposed Local Area Plan will be consistent with the policies and objectives of the County Development Plan 2010 – 2016 that was the subject of a mandatory SEA process.

Table 7A.2: Characteristics of the Effects and of the Area Likely to be Affected, having regard, in particular, to:

Criteria	Characteristic
(i) The probability, duration, frequency and reversibility of the effects.	The Local Area Plan will be consistent with the zoning objectives of the County Development Plan 2010 – 2016. It is considered that there will be no significant negative effects of the implementation of the Goatstown Local Area Plan. However, with regards to positive effects such as improvements to public realm and traffic management, it is considered that the probability of these occurring, is high. It is expected that the effects will be permanent.
(ii) The cumulative nature of the effects.	No cumulative negative effects are anticipated given that the Local Area Plan will focus on the principles of sustainable development and the considerations of the future, beyond the statutory 6 years of the Local Area Plan. It is anticipated that the cumulative effects on the environment will be positive and that with every development and redevelopment, the area will be rejuvenated by virtue of an improved physical and visual environment.
(iii) The transboundary nature of the effects.	The proposed Plan will have no national, regional or inter-county transboundary effects.
(iv) The risks to human health or the environment (e.g. due to accidents).	The implementation of the Local Area Plan will not result in any risks to human health. Any future development in the area will conform to the Local Area Plan, of which the fundamental essence is to create a healthy environment in which people can live, work and recreate.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	The Local Area Plan encompasses approximately 122 hectares. Goatstown is an established residential suburb. Most of the area is developed and is characterised by low-rise low-density residential development. Future development is likely to comprise of infill development and redevelopment of brownfield sites. It is not expected that the population of the area will significantly increase over the lifetime of the proposed local area plan.
The value and vulnerability of the area likely to be affected due to:	a) There are no SAC's, SPA's, NHA's or sites of archaeological interest within the Plan area. There are nine protected structures. The Plan will include policies and objectives to protect the architectural heritage of the area. The Plan will also include objectives to protect trees and woodlands.
a) special natural characteristics or cultural heritage.	
b) exceeded environmental quality standards or limit values.	
c) intensive land use.	

	<p>b) It is considered that environmental quality standards will not be exceeded and the value of the area will not be limited as a result of the Plan implementation. The proposed Plan will include policies and objectives to improve environmental quality through urban realm enhancement and the encouragement of sustainable modes of transport.</p> <p>c) The proposed Plan will ensure that any new development including intensification of land use will be designed to respect and enhance the surrounding environment. This will be achieved through policies and objectives relating to urban design, public realm, height, density, access, permeability, open space, biodiversity, community facilities, sustainable urban drainage systems etc.</p>
Effects on areas or landscapes, which have a recognised national, European Union or international protection status.	There are no areas or landscapes within the Plan boundary that have national, European Union or international protection status.

A.2 Screening Report - Conclusion

The preliminary screening report prepared by the Planning Authority in accordance with Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004) as amended by the Planning and Development (Strategic Environmental Assessment) Regulations 2011 (S.I. No. 201 of 2011), concludes that an SEA is not required for the Goatstown Local Area Plan.

A.3 Statutory Consultation

In accordance with the statutory requirements, the following environmental authorities were consulted in relation to the SEA screening of the proposed Local Area Plan:

- The Environmental Protection Agency;
- The Minister for the Environment, Community and Local Government;
- The Minister for Communications, Energy and Natural Resources.

A copy of the preliminary screening report was sent to each of the environmental authorities. Submissions were received from the Environmental Protection Agency and the Department of Communications, Energy and Natural Resources.

A submission received from the Department of Communications, Energy and Natural Resources on the 12/8/2011 noted that they had no comments / observation to make. In addition, it was noted that the Inland Fisheries 'has no objection to the conclusion arrived at by the Local Authority'.

A submission was received from the EPA on the 18/8/2011. This submission indicated that the EPA had noted the Planning Authority's position with regard to the need for Strategic Environmental Assessment of the plan. In addition the EPA submission stated:

- In 2009, the Ringsend Waste Water Treatment Plant 'failed to meet the overall requirements of the Waste Water Treatment Regulations 2011'. It should be ensured that adequate and appropriate waste water treatment infrastructure is provide in advance of further development being granted, in implementing the Plan and in the context of promoting sustainable development;
- The Ballymore Eustace and Roundwood drinking water supplies are currently listed on the EPA's Remedial Action List due to 'EPA audit observations – treatment and management issues'. It should be ensured that a safe and secure drinking water supply is provided to service the Plan area.
- The OPW have identified a recurring flood event within the Plan area (Larchfield Estate). It should be ensured that the requirements of the Flood Risk Management Guidelines 2009 are fully integrated as appropriate into the Plan. In the development and zoning/rezoning of lands, the vulnerability of those lands with regard to flooding should be taken into account. It should also be ensured the SuDS technologies are promoted as appropriate.
- Adequate and appropriate infrastructure should be in place or required to be put in place to service any development proposed and authorised during the lifetime of the Plan.
- Screening for Appropriate Assessment to be carried out.

In response to the submissions received, additional policies relating to Water and Drainage Infrastructure have been included in the Draft Goatstown Local Area Plan. It is noted that Screening for Appropriate Assessment has also been carried out and the findings are also available for public inspection.

A.4 Determination

Having had regard to the requirements of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended and having consulted with the Environmental Authorities and considered their submissions, it is the determination of the Planning Authority under Article 14A(5) of the Regulations as amended that a strategic environmental assessment is not required in respect of the Draft Local Area Plan for Goatstown.

Under Article 14A(6) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 as amended, Dún Laoghaire-Rathdown County Council hereby gives notice of its determination.

A copy of the decision is available for public inspection at Dún Laoghaire-Rathdown County Council, County Hall, Marine Road, Dun Laoghaire, during opening hours and on the council website www.dlrcoco.ie

Appendix B - Appropriate Assessment Screening

B.1 Introduction

Dún Laoghaire-Rathdown County Council are in the process of preparing a Local Area Plan for Goatstown in accordance with Section 20 of the Planning and Development Act 2000 – 2010. Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC requires an appropriate assessment of any plan or project where the plan or project may give rise to significant effects upon a Natura 2000 site.¹ Any plan proposed under the Planning and Development Act 2000 – 2010 must be screened for any potential impact on areas designated as Natura 2000 sites normally called Special Areas of Conservation (SACs) or Special Protection Area (SPAs).²

The purpose of this screening report is to identify, based on best scientific knowledge, the likely impacts upon a Natura 2000 site (including Natura 2000 sites not situated in the area encompassed by the draft plan or scheme) of the proposed plan either alone or in combination with other projects or plans and consider whether these impacts are likely to be significant.

The following documents were consulted to inform the screening process:

- Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora;
- Managing NATURA 2000 Sites: The Provisions of Article 6 of the 'Habitats' Directive 92/43/CEE;
- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC (European Commission DG Environment November 2001);
- Department of Environment, Heritage and Local Government 'Circular Letter SEA 1/08 and NPWS 1/08' (15/2/2008).
- Department of Environment, Heritage and Local Government (2009) 'Appropriate Assessment of Plans and Projects in Ireland Guidance for Planning Authorities'

B.2 Screening Process

'Screening determines whether appropriate assessment is necessary by examining:

1. Whether a plan or project can be excluded from AA requirements because it is directly connected with or necessary to the management of the site; and
2. The potential effects of a project or plan, either alone or in combination with other projects or plans, on a Natura 2000 site in view of its conservation objectives, and considering whether these effects will be significant' (DoEHLG 2009:30).

Screening comprises of 4 steps:

1. Determining whether the project or plan is directly connected with or necessary to the management of the site.
2. Describing the project or plan and the description and characterisation of other projects or plans that in combination have the potential for having significant effects on the Natura 2000 site.
3. Identifying the potential effects on the Natura 2000 site.
4. Assessing the significance of any effects on the Natura 2000 site.³

¹ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora

² Department of Environment, Heritage and Local Government 'Circular Letter SEA 1/08 and NPWS 1/08' 15/2/2008.

³ Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC.

B.3 Description of the Proposed Goatstown Local Area Plan

B.3.1 Description of Plan Area

It is proposed to prepare a Local Area Plan for Goatstown. Goatstown is located in the northwestern part of Dún Laoghaire - Rathdown County Council's administrative area. Goatstown is a well-established suburb within Dún Laoghaire - Rathdown and is located approximately 7 kilometres south of the city centre.

The Plan area is bounded to the west by Dundrum, to the north by Clonskeagh, to the south by Kilmacud and Sandyford and to the east by Mount Merrion.

The area is predominantly residential characterised by low-rise, low-density residential development. There has been some new residential development in recent years which has a higher density notably Trimbleston and Goatstown Close.

The Dún Laoghaire-Rathdown County Development Plan (CDP) 2004 – 2010, Section 3.2.8 stated that 'A Local Area Plan will be prepared for the Goatstown area and development will only be permitted in this area as necessary infrastructure becomes available'.

The area is relatively well served in terms of local retail and community facilities. There are three neighbourhood centres within the Plan area including Larchfield, Willowfield Park and Goatstown Crossroads. Community facilities within the Plan area include Mount Anville School and Taney Church and parish centre. Mount Anville School, which comprises of a montessori school, junior school and secondary school occupies a significant land holding within the Plan area. There are a number of schools in very close proximity to the Plan area including 5 primary schools and 3 secondary schools.

The proposed Local Area Plan encompasses approximately 122 hectares, as identified on the attached map. The proposed Local Area Plan is based on the existing zonings of the area as adopted in the County Development Plan 2010 – 2016. Apart from the three neighbourhood centres, the majority of the lands within the Plan area are zoned 'A' with a stated objective 'to protect and/or improve residential amenity'.

There are a few areas of land zoned 'F' with a stated objective 'to preserve and provide for open space with active recreational amenities'. The majority of these areas comprise open space areas serving existing residential communities. However one of the areas zoned 'F' comprises of the sports grounds for the former Irish Glass Bottle Company. This site is currently not in use and is an impediment to pedestrian permeability in the local area.

There is a 6-year motorway objective running through the Plan area. This relates to the Dublin Eastern Bypass. The reservation for the Dublin Eastern Bypass corridor has been in place for many years and the sterilisation impact of the corridor has significantly restricted the development and hampered the evolution of Goatstown as a distinctive urban village. The Draft '2030 Vision' for the Greater Dublin Area states quite categorically that the Eastern Bypass will not be constructed during the lifetime of the Strategy, but nevertheless, requires the retention of the reservation corridor to facilitate the potential future use of the corridor for alternative transport initiatives.

There is an objective in the County Development Plan 2010 – 2016 for quality bus corridors along Mount Anville Road, Taney Road and Lower Kilmacud Road. There is also an objective for a cycle route along Mount Anville Road and Taney Road.

There are no areas of archaeological interest within the Plan area. There are nine Protected Structures within the Plan area. There are also objectives to protect trees and woodlands at various locations within the Plan area.

There is one objective 'to protect and / or provide for institutional use in open lands' in the Plan area and this is located on the Mount Anville school grounds.

B.3.2 Purpose of the Plan

Goatstown is a focal point for the established residential communities in the area. There is a diverse mix of uses in the area but there is an overall lack of identity or sense of place. The reservation for the Dublin Eastern Bypass which is to the east of the Goatstown Crossroads has meant that a significant portion of land has been sterilised for over 30 years resulting in a negative impact on the wider area. The road network through the area serves as an important cross county route and also as a route from outer suburban areas beyond the M50 to the city centre. Traffic also flows through the residential estate roads in the Goatstown area which function as a natural valve to alleviate congestion on the local distributor roads. This manifests itself in a number of problems for the area.

The area is well served by public transport, is highly accessible and has a good range of educational, community and recreational facilities within easy reach. However the area appears to be blighted by a lack of identity and the volume of traffic, which flows through the area.

There is potential to alleviate these problems through development opportunities, which can improve the urban realm and the delivery of major infrastructural projects such as the Eastern Bypass, and the Bus Rapid Transit corridor, which have the potential to be a catalyst for change in the area. This Plan will aim to guide future development through its policies and objectives. The proposed Plan will include objectives to improve the public realm, increase pedestrian permeability and provide guidance for new development through urban design policies and an indicative urban framework plan.

B.3.3 Local Area Plan Content

The Local Area Plan will set out a series of policies and objectives in accordance with the Local Government (Planning and Development) Act 2000 - 2010. It is proposed to include the following:

- Contextual Analysis
- Development Policy
- Urban Design Policy Objectives
- Movement Policy Objectives
- Local Site Framework Strategies

B.4 Description of the Natura 2000 Sites

The EU Habitats Directive 1992 sets out legal requirements for the establishment and management of a network of ecological sites of international conservation importance

across Europe known as the Natura 2000 network. Natura 2000 sites include Special Areas of Conservation and Special Protection Areas. Special Areas of Conservation are designated under the Habitats Directive and refer to areas that have been selected for protection for the conservation of natural habitats and wild fauna and flora. Special Protection Areas are designated under the Birds Directive and relate to the protection of habitats for endangered as well as migratory wild bird species (listed in Annex I). The identification of SACs and SPAs must be entirely based on scientific criteria.

There are no Natura 2000 sites located within the Goatstown Local Area Plan boundary or immediately adjoining it.

There is one proposed Special Protection Area within the administrative area of Dún Laoghaire - Rathdown County Council:

- South Dublin Bay and River Tolka Estuary (004024).

There are four proposed Special Areas of Conservation within the county boundary including:

- South Dublin Bay and Booterstown Marsh (000210);
- Knocksink Wood (000725);
- Ballyman Glen (000713);
- Wicklow Uplands (002122).

The nearest designated sites to the plan area are South Dublin Bay and Booterstown Marsh and Knocksink Wood. South Dublin Bay and Booterstown Marsh are located approximately 3 kilometres northeast of the Plan area and Knocksink Wood is located approximately 9 kilometres south of Goatstown Crossroads.

Table 7B.1: List and Description of Natura 2000 Sites

SAC / SPA Site	Conservation Objectives
South Dublin Bay and River Tolka Estuary SPA (Site Code: 004024)	<ul style="list-style-type: none"> • To maintain the special conservation interest for this SPA at favourable conservation status: Light-bellied Brent Goose, Knot, Sanderling, Bar-tailed Godwit, Redshank, Roseate Tern, Common Tern, Arctic Tern, Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Dunlin, Black-headed Gull, Wetland & Waterbirds.
South Dublin Bay and Booterstown Marsh SAC (Site Code: 000210)	<ul style="list-style-type: none"> • To maintain the Annex 1 habitat for which the cSAC has been selected at favourable conservation status: Mudflats and sandflats not covered by seawater at low tide. • To maintain the extent, species richness and biodiversity of the entire site. • To establish effective liaison and co-operation with landowners, legal users and relevant authorities.
Knocksink Wood SAC (Site Code: 000725)	<ul style="list-style-type: none"> • To maintain the Annex 1 habitat for which the cSAC has been selected at favourable conservation status: Petrifying springs with tufa formation (Cratoneurion); Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (Alno-Padion, Alnion incanae, Salicion albae). • To maintain the extent, species richness and biodiversity of the entire site. • To establish effective liaison and co-operation with landowners, legal users and relevant authorities.
Ballyman Glen SAC (Site Code: 000713)	<ul style="list-style-type: none"> • To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status: Petrifying Springs with tufa formation (Cratoneurion), Alkaline fens. • To maintain the extent, species richness and biodiversity of the entire site. • To establish effective liaison and co-operation with landowners, legal users and relevant authorities.
Wicklow Uplands SAC (Site Code: 002122)	<ul style="list-style-type: none"> • To maintain the Annex 1 habitats for which the cSAC has been selected at favourable conservation status: Oligotrophic to mesotrophic standing waters with vegetation of the Littorellatea uniflorae and/or of the Isoeto-Nanojuncetea, Natural dystrophic

	<ul style="list-style-type: none"> lakes and ponds, Northern Atlantic wet heaths with <i>Erica tetralix</i>, European dry heaths, Alpine and Boreal heaths, Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe), Blanket
	Bog, Siliceous scree of the montane to snow levels (<i>Androsacetalia alpieae</i> and <i>Galeopsietalia ladani</i>),
	<p>Calcareous rocky slopes with chasmophytic vegetation, Siliceous rocky slopes with chasmophytic vegetation, Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in British Isles.</p> <ul style="list-style-type: none"> To maintain the Annex 11 species for which the cSAC has been selected at favourable conservation status: <i>Lutra lutra</i>. To maintain the extent, species richness and biodiversity of entire site. To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

B.5 Assessment Criteria

Table 7B.2: Natura 2000 Sites - Assessment Criteria

Describe the individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site.	<p>There are no Natura 2000 sites within or adjoining the proposed Plan area. Future development within the Plan area is likely to comprise of residential development and small-scale neighbourhood commercial development on infill sites and brownfield sites in accordance with the zoning objectives for the area. The County Development Plan 2010-2016 includes policies to ensure that any future development will not give rise to significant adverse impacts on the integrity of any Natura 2000 sites.</p> <p>No projects / developments giving rise to significant adverse impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).⁴</p>
<p>Describe any likely direct, indirect or secondary impacts of the project (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:</p> <ol style="list-style-type: none"> Size and Scale; Land-take; Distance from Natura 2000 site or key features of the site; Resource requirements (water abstraction etc); Emission (disposal to land, water or air); Excavation Requirements; Transportation Requirements; Duration of construction, operation, decommissioning etc; Other. 	<ol style="list-style-type: none"> The Local Area Plan encompasses approximately 122 hectares. Most of the area is developed and is characterised by low-rise low-density residential development. The scale of development envisaged to take place within the Plan area is modest. Future development is likely to comprise of infill development and redevelopment of brownfield sites. There are no Natura 2000 sites within the Plan area and therefore there will be no impacts in terms of land-take on Natura 2000 sites. The nearest designated sites to the Plan area are South Dublin Bay and Booterstown Marsh SAC, Knocksink Wood SAC and South Dublin Bay and River Tolka Estuary. South Dublin Bay & Booterstown Marsh SAC and South Dublin Bay & River Tolka Estuary SPA are located approximately 3 kilometres and Knocksink Wood is located approximately 9.2 kilometres from Goatstown Crossroads. All planning applications for development within the Plan area shall be required to demonstrate that there are adequate water and wastewater facilities available to serve future development. The Greater Dublin Strategic Drainage Study has identified that there is a need to upgrade the existing foul sewer, which runs along Goatstown Road. Any applications for future development within the Plan area shall be required to include proposals for foul water disposal, surface water disposal (sustainable urban drainage systems) and bin storage.

	<p>6. There is no excavation proposed as part of the Plan. The only excavation, which may take place during the life of the Plan, is that to facilitate development.</p> <p>7. The proposed Plan will include policies and objectives to improve overall traffic flow and encourage a modal shift from car-based transport to other modes of transport including public transport, cycling and walking.</p> <p>8. Details of construction shall be included in all planning applications made within the Plan area.</p> <p>In relation to all of the criteria listed above, no projects / developments giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).⁵</p>
<p>Describe any likely changes to the site arising as a result of:</p> <ol style="list-style-type: none"> 1. Reduction of habitat area; 2. Disturbance to key species; 3. Habitat or species fragmentation; 4. Reduction in species density; 5. Changes in key indicators of conservation value (water quality etc); 6. Climate change. 	<ol style="list-style-type: none"> 1. The proposed Plan will not result in the reduction of habitat area in neighbouring Natura 2000 sites. 2. The proposed Plan will not create a disturbance to key species in neighbouring Natura 2000 sites. 3. The proposed Plan will not result in species or habitat fragmentation in neighbouring Natura 2000 sites. 4. The proposed Plan will not result in a reduction in species density in neighbouring Natura 2000 sites. 5. The proposed Plan will not result in changes in key indicators of conservation value. 6. It is considered that the proposed Plan will not have a significant impact on climatic conditions affecting Natura 2000 sites. <p>In relation to all of the criteria listed, no projects / developments giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).⁶</p>
<p>Describe any likely impacts on the Natura 2000 site as a whole in terms of:</p> <ol style="list-style-type: none"> 1. Interference with the key relationships that define the structure of the site; 2. Interference with key relationships that define the function of the site. 	<ol style="list-style-type: none"> 1. The proposed Local Area Plan will not create impacts that will interfere with the key relationships that define the structure of Natura 2000 sites. 2. The proposed Local Area Plan will not create impacts that will interfere with the key relationships that define the function of Natura 2000 sites.
<p>Provide indicators of significance as a result of the identification of effects set out above in terms of:</p> <ol style="list-style-type: none"> 1. Loss; 2. Fragmentation; 3. Disruption; 4. Disturbance; 5. Change to key elements of the site (e.g. water quality etc). 	<ol style="list-style-type: none"> 1. Not applicable. 2. Not applicable. 3. Not applicable. 4. Not applicable. 5. Not applicable.
<p>Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts are not known.</p>	<p>There are no Natura 2000 sites within the Plan area. It is considered that the Plan will not give rise to any significant impacts on the integrity of any Natura 2000 sites.</p>

4 Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be:

(c) no alternative solution available;

(d) imperative reasons for overriding public interest, including those of a social and economic nature; and

(c) adequate compensatory measures in place

5 Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be:

(c) no alternative solution available;

(d) imperative reasons for overriding public interest, including those of a

social and economic nature; and,

(c) adequate compensatory measures in place.

6 Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be:

(c) no alternative solution available;

(d) imperative reasons for overriding public interest, including those of a social and economic nature; and,

(c) adequate compensatory measures in place

B.6 Significant Effects Report

Table 7B.3: Natura 2000 Sites - No Significant Effects Report

Name of Project or Plan	Proposed Goatstown Local Area Plan
Name and Location of Natura 2000 site	There are no Natura 2000 sites within or adjoining the Plan area, See Map provided.
Description of the Project or Plan	See Sections 3.1, 3.2 and 3.3.
Is the Project or Plan directly connected with or necessary to the management of the site?	No.
Are there other projects or plans that together with the project or plan being assessed could affect the site?	It is considered that there are no other plans or projects that together with the proposed Plan would affect Natura 2000 sites. The Local Area Plan will be consistent with the policies and objectives of the County Development Plan, which provides for the protection of natural heritage including Natura 2000 sites.
The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the Natura 2000 site.	It is considered that the proposed Goatstown Local Area Plan will not affect any Natura 2000 sites.
Explain why these effects are not considered significant.	There are no Natura 2000 sites located within or adjoining the Plan area. The Plan area is an established residential suburb and largely comprised of low-rise low-density residential development. Potential for development or redevelopment is limited. Future development is likely to comprise of infill development and redevelopment of brownfield sites. It is not envisaged that the proposed Plan will result in a significant amount of development. The Plan will include policies and objectives to ensure that any future development is in accordance with the proper planning and sustainable development of the area and does not give rise to environmental impacts that impact on the integrity of any Natura 2000 sites.
List of Agencies Consulted:	The following agencies will be consulted: National Parks and Wildlife Service.
Response to Consultation:	
Data Collected to Carry out the Assessment	
Who carried out the assessment?	Planning Department, Dún Laoghaire - Rathdown County Council, County Hall, Marine Road, Dún Laoghaire, Co. Dublin.
Sources of Data:	<ul style="list-style-type: none"> • Existing Records. • Dún Laoghaire - Rathdown County Development Plan 2004 – 2010. • National Parks and Wildlife Service website (www.npws.ie).
Where can the full results of the assessment be accessed and viewed?	The screening report will be on display with the Draft Goatstown Local Area Plan.

B.7 Conclusion

The screening report for the proposed Goatstown Local Area Plan has been prepared in accordance with the 'Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites: Methodological Guidance on the provision of Article 6(3) and 6(4) of the 'Habitats' Directive 92/43/EEC' and in accordance with 'Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (DoEHLG 2009).

Having regard to (a) the absence of any Natura 2000 sites within or adjoining the Plan area, (b) the distance between the Plan area and the nearest Natura 2000 sites and (c) the modest scale of development envisaged over the lifetime of the Plan, it is considered that the proposed Local Area Plan will not give rise to any significant adverse impacts on any Natura 2000 sites.

The Local Area Plan will be formulated to ensure that any future development arising from or permitted under the Local Area Plan shall not give rise to any significant adverse impacts on the integrity of any Natura 2000 sites.

The screening report therefore concludes that the proposed Goatstown Local Area Plan does not require further appropriate assessment.

Appendix C - Planning Policy Context

The Draft Local Area Plan has been informed by a hierarchy of European, National, Regional and Local Planning Policy documents, which are outlined in Table 7C.1 below.

Table 7C.1: Hierarchy of European, National, Regional and Local Planning Policy Documents

Policy Context	Policy Document	Policies	Issue for Local Area Plan
National	National Spatial Strategy 2002 to 2020 People, Places and Potential.	Consolidation of the Greater Dublin Area Better Quality of Life Addressing imbalances.	Any redevelopment in the plan area offers opportunities for consolidation of the Metropolitan area. Any civic or recreational improvements will ensure a better quality of life.
	National Development Plan – 2007 – 2013.	Sustainability	Opportunity for residential development on brownfield sites.
	Smarter Travel – A Sustainable Transport Future 2009 - 2020	Integration between spatial planning and transport policy. By 2020 future population and economic growth will have to take place in sustainable compact urban and rural areas which discourage dispersed development and long commuting.	
	Sustainable Residential Development in Urban Areas and accompanying Urban Design Manual 2009.	Focuses on Local Area Plans containing policies, which underpin the creation of sustainable residential developments. Set out 12 criteria to be taken into account in designing residential areas.	Creation of sustainable high-quality residential developments. Feeds into the urban design section of the Local Area Plan.
	Sustainable Urban Housing - Design Standards for New Apartments, 2007.	Promotion of sustainable apartments, which can be used at all stages of the life cycle.	Need to address apartment size, mix and design.
	Childcare Facilities, Guidelines for Planning Authorities, 2001.	Framework for guiding childcare developments.	Need to address childcare issues.
	Smarter Travel – A sustainable transport future, A new transport policy for Ireland 2009 – 2020.	Sets out a vision of sustainable travel and transport in Ireland by year 2020. Recognises that existing trends are unsustainable.	Fully supports development of public transport as a means of reducing car based trips and congestion.
Regional	Regional Planning Guidelines for the Greater Dublin Area 2010 – 2022.	Sets out planned direction for growth within the GDA.	Plan shall be in accordance with the Regional Planning Guidelines.
	National Transport Authority. Greater Dublin Area Draft Transport Strategy 2011-2030 2030 Vision	Sets out a long-term strategic transportation strategy for the Greater Dublin Area.	The Local Area Plan shall be in accordance with the NTA strategy.
	Waste Management Plan for the Dublin Region 2005 – 2010.	Sets targets for the Management and minimisation of waste.	The plan should aim to meet the requirements of this plan.
	Retail Planning Strategy for the Greater Dublin Area 2008 – 2016.	Proposes a hierarchy of retail centres.	Plan should address retailing.
Local	Dún Laoghaire - Rathdown County Development Plan 2010 – 2016.	Plan Lands zoned: Objective A – To protect and/or improve residential amenity. Objective NC – To protect, provides for and/or improve mixed-use neighbourhood centre facilities. Objective F – To preserve and provide for open space with ancillary active recreational amenities.	Local Area Plan shall be in accordance with the policies and objectives of the County Development Plan 2010-2016.

Appendix D - List of Protected Structures

Table 7D.1 List of Protected Structures

Name and Location	Description	RPS No
St. Jude's - in grounds of convent and school of Sacred Heart Mount Anville	Lodge	861
Convent of Sacred Heart (Dargan Villa) - Mount Anville	House including Belvedere Tower	806
Convent of Sacred Heart - Mount Anville	Entrance Gates and Piers	806
Knockrabo- Mount Anville Road	Gate Lodges, Entrance Gates and Piers (to former Mount Anville House)	740 + 796
Cedarmount - Mount Anville Road	House	783
The Garth - Mount Anville Road	External Façade only	819
Theandra - Mount Anville Road	External Façade only	812
Hollywood House - Mount Anville Road	Dwelling house	829
Christ Church - Taney Road	Church, 2 Cottages, Boundary Walls, Railings and Gates.	1004

Appendix E - Report on Submissions Received at Pre-Draft Phase of Proposed Goatstown LAP

E.1 Introduction

The Dún Laoghaire - Rathdown County Development Plan 2004 – 2010 stated in section 3.2.8 that "A Local Area Plan will be prepared for the Goatstown area and development will only be permitted in this area as necessary infrastructure becomes available." Work on the proposed Local Area plan commenced in the Autumn of 2008 with the Planning Department embarking on the pre draft consultation in November 2008.

The Planning and Development Act 2000 (as amended) states in section 20 that "A planning authority shall take whatever steps it considers necessary to consult the public before preparing, amending or revoking a local area plan including consultation with local residents, public sector agencies, non governmental agencies, local community groups and commercial and business interests within the area."

An advert was placed in a national paper inviting interested parties to make submissions over a six week period which ran from Tuesday 11th November 2008 to Tuesday 23rd December 2008. A public open day was held in Taney Hall on the 19th November 2008 where planning department staff were available to discuss the process with interested parties. Forms were also available to allow people make submissions on the proposed plan.

Attendance at the public open day was high with over 30 people attending the morning session and an estimate of 60 people attending the evening session.

E.1.2 Submissions

A total of 67 submissions were received from local residents and residents associations, local landowners, statutory bodies, transport providers and community groups. A broad range of issues were raised with the single biggest issue being traffic and transport (traffic, parking, eastern bypass, public transport, pedestrian and cyclists). A high number of submissions also made reference to open space and community issues and also to issues of density, height and urban design.

Issues raised have been grouped by topic as follows;

Transportation;

- Parking

- Traffic
- Public Transport
- Pedestrians and cyclists
- Eastern Bypass

Open space and community

Building Height

Urban Design

Retail/Commercial

Zoning/Uses

Density

Built Heritage

Boundary of plan

Population

Miscellaneous

The report below outlines a response to the issues raised under each topic and also outlines recommendations which will feed into the proposed Local Area Plan.

E.2 Transportation

E.2.1 Parking

E.2.1.1 Issues Raised

- Future development should not include car parking spaces so as to promote use of public transport
- Lack of parking in Goatstown.
- Illegal parking causes further traffic congestion.
- Request for double yellow lines outside no. 13. Goatstown Road.
- A reduction in car parking standards should be allowed on the Topaz site as retail facilities would be accessed by pedestrians.
- Suggest a minimum of street level car parking with adequate underground car parking on the Topaz site.
- Car parking at the cross should not be increased.
- Car parking by those with allotments on Mount Anville Road is dangerous.
- Car parking by those dropping and collecting children to and from Mount Anville School is also dangerous.
- Grass verges on Mount Anville Road used for truck parking.

E.2.1.2 Response

Many submissions raised issues relating to parking problems in the area which contribute to traffic congestion. Parking on Mount Anville Road to access the school and also the allotments was raised in a number of submissions. This is a busy regional road and an important cross county route. There are no proposals to provide parking along this road. In addition in both the current County Development Plan 2004 – 2010 and the Draft County Development Plan 2010 – 2016 Mount Anville Road is identified as part of a route for a Quality Bus Corridor.

A number of submissions suggested reducing parking standards for any developments at Goatstown Cross due to adequate access to public transport links (conversely another submission felt there was inadequate public transport). One submission suggested that no parking should be provided at the cross so as to force a modal shift from the private car to public transport. It is considered that either reducing the parking or providing no parking would lead to illegal parking which would create further traffic congestion and possible traffic hazards. Any redevelopment at the Crossroads must have an adequate traffic management plan and parking strategy. It is noted that one of the An Bord Pleanála reasons for refusal in relation to planning application D07a/0946 for a mixed use scheme on the Topaz garage site related to traffic hazard due to unsatisfactory proposals for vehicular access to the site.

The request for double yellow lines outside number 13 Goatstown Road has been referred to the Transportation Department who will deal with this request as part of the Traffic Advisory Group (TAG) agenda which is a meeting of the traffic section and An Garda Síochána.

E.2.1.3 Recommendation

- Plan should contain an objective ensuring that proposals for redevelopment of sites at the cross roads of the Goat include adequate traffic and transport assessment and a road safety audit in accordance with the National Roads Authority Traffic and Transport Assessment Guidelines.
- Refer Items to the Traffic section for inclusion in the Traffic Advisory Group (TAG) agenda.

E.2.2 Traffic

E.2.2.1 Issues Raised

- Taney Rise could be made one way with Farmhill junction functioning as either an entrance or an exit or else place double yellow lines on one side of Taney Rise and parking metres on the other side.
- Narrow width of Goatstown Road (north of the junction) creates traffic problems. Motorist cross over to other

side.

- Lights sequence should be altered to prevent traffic congestion on Goatstown Road.
- Request a HGV ban in Goatstown.
- Propose that right turn traffic from Goatstown Road onto Taney Road be banned.
- Carriageway outside No. 13 and 17. Goatstown Road requires yellow boxes to allow access.
- Kerbs and footpaths at Goatstown Cross need to be fixed.
- Focus of the plan should be on reducing traffic volumes.
- Plan should facilitate the realignment of Goatstown Crossroads.
- Plan should address traffic problems in the Taney/Farmhill estates and reconsider traffic lights at the junction of Taney Rise and Taney Road.
- Further use of speed ramps should be considered.
- Drummartin link to M50 has led to increased traffic at Goatstown Cross.
- Access to Taney Rise should be restricted to residents of Taney Estates, Farmhill Park and Mount Carmel Road.
- No need to upgrade the cross roads as no problems with cross roads.
- Need for traffic calming on the old Kilmacud Road Lower.
- Problems in Taney Rise include all day parking, rat running, day time commercial use of Taney Hall, recent painting of double yellow lines at the entrance to Taney House apartments, inability for bin collections services to access Taney Rise, difficulty for emergency services to access Taney Rise, parking of buses in Taney Rise.
- Upgrading of the crossroads should include a left turn lane from Taney Road to Goatstown Road.
- The left turning lane on Mount Anville Road should start from a point further to the east so that southbound traffic can filter into Lower Kilmacud Road.
- Main vehicular access to any major development should be located as far as possible away from Goatstown Cross.
- Monitored traffic flows at the Goatstown crossroads do not accurately reflect the true extent of all traffic flows in the area due to rat running through Taney.
- Restricted access to Taney Grove has worsened this problem.

- Need an overall traffic management plan.
- Suggest a roundabout at the Goat and movement of the Goat Grill.
- Removal of Taney Grove as an exit from Taney Road worsened the situation.
- Traffic entering and exiting the petrol station has increased due to closures of petrol stations in the area.
- Present layout at Goatstown Cross is hostile to all users.
- The proposal for a new road opposite Taney Road would improve the situation.
- Turn from Taney Road into petrol station should be removed as dangerous for pedestrians.
- Last turn from the Drummartin Road into the Goat pub should be removed as too near to the junction.
- Suggest that yellow boxes on Lower Kilmacud Road when approaching Goatstown Cross be extended over the cycle path and the white reservation as currently cars turning right block access through the yellow box.
- Tiny painted roundabout in Knocknashee should be removed, as it is a danger.
- Suggest provision of a filter light for traffic turning left from Mount Anville Road onto Lower Kilmacud Road whenever traffic is turning right onto Mount Anville Road from Lower Kilmacud Road.
- Concern expressed over any traffic generated by any high-rise development.
- Suggest that road markings be extended to no's 51 and 25 Knocknashee.
- Noise alleviation for traffic.
- Traffic on Goatstown Road – constant traffic jam – 7am to 10 am and 4pm to 7pm.
- Traffic from the M50 at the Beacon is very slow – 2 lanes turn right, only one lane for left turn and straight on.
- Request a filter on traffic light at the Goat to facilitate traffic turning left onto Goatstown Road. (not clear if from Mount Anville Road or Taney Road).
- Request filter for traffic turning left from Larchfield Road onto Roebuck Road.
- Widen Churchtown Road after the Luas Bridge to facilitate 2 lanes of traffic coming down Taney Road.
- Concern expressed in relation to traffic cutting through Knocknashee/Eden Park.
- Suggest closure of the entrance to Knocknashee via Eden Park (junction of Eden Park and Drummartin Road) and that residents would enter by the Upper Kilmacud Road entrance or by the entrance at the Goat.
- Concern expressed over use of Knocknashee as a rat run.
- Concern expressed over danger of exiting from Taney Rise onto Taney Road.
- Need to curb truck traffic through Goatstown Cross.
- Junction of Taney Road and Taney Grove should have a traffic island to enforce the no right turn.

E.2.2.2 Response

A very high number of issues relating to traffic were raised in submissions received and also at the open day held in Taney Hall.

Goatstown Cross

It is acknowledged that at present the Crossroads is blighted by traffic. At a strategic level the policies of the existing County Development Plan 2004 – 2010 and the Draft County Development Plan 2010 – 2016 are all based on the need to reduce reliance on private car based travel. It is envisaged that in the long-term traffic volumes in the County will be reduced through the provision of high quality public transport. In terms of Goatstown this will be by means of Quality Bus corridors along Taney Road, Mount Anville Road, Lower Kilmacud Road which will link up Dundrum, Stillorgan and Blackrock. The Draft County Development Plan also contains an objective to facilitate the introduction of Bus Rapid Transit from the Dart line to Sandyford utilising the proposed Eastern Bypass Reservation. If this project is realised there would be a station at Knockrabo/Mount Anville. Goatstown is also in proximity to the Luas at Dundrum.

In terms of Goatstown Cross the Transportation Department are committed to carrying out route optimisation along the route from the M50 along Lower Kilmacud Road, Goatstown Road and on towards the city boundary subject to funding. The route optimisation will speed up journey times and rationalise traffic at Goatstown Cross. The route optimisation will also address any alterations to the traffic lights sequence at the Cross.

A number of submissions raised the issue of banning various turning movements at the Cross roads such as the right turn from Goatstown Road onto Taney Road. Banning this turn would expose Taney estate to extra volumes of traffic and is not recommended. Provision of roundabouts was also raised and it is not considered by the Transportation Department that this would improve traffic flow at the Goat. Various submissions also raised the need for filter lanes, widening of lanes etc. There is a physical capacity issue at the Cross roads

particularly on Taney Road and Goatstown Road (south of the Cross) where there may simply not be the space to widen lanes. However there is scope on Mount Anville Road for improvement and this has been incorporated into preliminary drawings on the QBC. In addition the long-term preference of the Transportation Department would be to realign the crossroads so that there is a straighter run through from Mount Anville Road to Taney Road. There is no immediate time frame for implementation of this realignment.

Taney Estate

Many submissions related to car parking and access problems in Taney Rise and rat running through the Taney Estate. One submission requested provision of car parking metres along one side of Taney Road. Schemes for provision of parking are drawn up by the parking unit of the Transportation Department but usually only after a proportion of the residents or population have requested parking controls. The issue has been referred to the Traffic Advisory Group.

As part of the provision of the Quality Bus Corridor along Taney Road traffic lights will be placed at the junction of Taney Rise and Taney Road thus alleviating any difficulties for cars tuning in or out of Taney Rise. These lights will also include a pedestrian crossing. The time frame for implementation of this portion of the QBC is 2010 – 2011.

Restricting access to Taney Estate to residents of Taney, Farmhill and Larchfield would be difficult to police and would lead to worsening traffic on Taney Road and at Goatstown Cross. The result may be a freer flow within the residential estate but residents would more than likely be unable to access the regional roads around them due to traffic congestion. The local estate roads act as a natural valve for traffic in the area and the existing speed ramps ensure that traffic does not travel at excessive speeds through these areas. However the Transportation Department are currently in discussions with local residents to ascertain if there are further changes to existing traffic arrangements which can be made.

In 2008 a report on traffic management in the entire county entitled "Prioritisation of Traffic Calming Schemes in the Dun Laoghaire - Rathdown County Council Area" was prepared and looked at all areas where residents had requested traffic calming schemes. Based on a number of criteria the schemes were prioritised. Traffic calming in the Taney estate was number 42 out of 78 on that list and so falls below a high number of other schemes in the county. The report will be reviewed in the future and the area will be examined again at that time.

A number of submissions felt that the ban on traffic turning from Taney Road into Taney Grove has worsened the existing traffic problems in that all traffic now accesses Taney Estate from Taney Rise. The closing off of Taney Grove as an access point has to be considered looking at the bigger picture and

the impact on traffic at Goatstown Cross as well as Taney Rise. The closure of the access ensures that traffic is turning right off Taney Road at a point much further away from the Cross roads which allow for a more efficient and safer flow of traffic. It is considered that on balance it has not worsened the traffic situation in the area.

Traffic entering Taney Grove by crossing the forecourt of the Topaz garage site is carrying out an illegal turning movement. This is a matter for traffic enforcement by An Garda Síochána and has been referred to the Traffic Advisory Committee.

Knocknashee

Traffic rat running through Eden Park and Knocknashee from Drummartin Road was also raised in various submissions. The Council has provided signage at Drummartin Road directing traffic for Dundrum to turn right thus not continuing straight through Eden Park. Speed ramps have also been put in place along with a ban on three tonne loads.

A number of issues raised relate to issues of traffic outside of the plan area such as Booterstown, Churchtown and Sandyford.

E.2.2.3 Recommendation

- The Local Area Plan should include objectives and policies to further reduce reliance on the private car in line with the policies of the County Development Plan and overall government policy.
- The Local Area Plan should also contain objectives to ensure that there will be interdepartmental input into the implementation of the QBCs thus ensuring that additional street improvements such as tree planting, street furniture and lighting can be included in the schemes.
- It is recommended that a number of issues regarding yellow boxes, double yellow lines and parking arrangements are referred to the Traffic Advisory Group of the Traffic section for further consideration.
- The Local Area Plan should outline the various works to be carried out by the Transportation Department, which will impact on traffic flow in the area.

E.2.3 Public Transport

E.2.3.1 Issues Raised

- Development levies should be used to provide a bus service.
- Bus priority should be given at all junctions.
- There should be a QBC from Blackrock to Dundrum.
- Service of the number 11 bus is very erratic and unpredictable.
- Public transport system for Goatstown lacks cross connectivity. No public transport link from N11, Stillorgan to Dundrum. Could be a private bus service.
- Financing of a cross-link shuttle bus could be stitched into the management of residential units.
- Shuttle buses would help to bring people to the Luas.
- A QBC would justify more high density development.
- Goatstown Cross is over 1km from Dundrum Luas stop just outside the typical catchment for walking. However route to Luas should be attractive and accessible.
- No room for a bus corridor.
- Bus stop at Drummartin Terrace some times causes blockages.
- Bus stop on Drummartin Road near the shop should be removed as it is too near the corner and blocks traffic.
- Traffic impacts on the bus service – cannot rely on the bus.
- A bus Lane on the Goatstown Road would result in removal of trees and grass verges.
- Request provision of a bus lane as walk to Luas too far from North of Goatstown Cross.

E.2.3.2 Response

There are a number of public transport proposals for the future which will directly affect the plan area. These include provision of Quality Bus Corridors along Taney Road, Mount Anville Road, Lower Kilmacud Road. When implemented these QBCs will greatly enhance public transport provision in the area and provide an excellent public transport link from Goatstown to the Luas at Dundrum and from Goatstown to Blackrock and Stillorgan. Further links will be provided with the Bus Rapid Transit proposal which will utilise the Eastern Bypass reservation linking the area with the DART line and the Luas at Sandyford. The route optimisation scheme for the Goatstown Road should also improve journey times for

buses travelling to and from the City centre.

Whilst the Council are proactive in providing the infrastructure for public transport Dublin Bus are the providers of the service. A number of submissions raised issues, which relate to the current bus service and these issues have been communicated to Dublin Bus.

One submission raised the possibility of using monies from development levies to provide a bus service. At present monies from levies are used to support the provision of infrastructure to facilitate bus services but to date the Council have not used such monies to provide the actual service. The legalities of utilising section 48 development levies for such provision would need to be examined. In addition actually providing a bus service would be a new role for a Local Authority and would raise practical problems.

A number of issues raised in relation to the existing location of bus stops have been referred to The Traffic Advisory Committee.

E.2.3.3 Recommendation

- The Local Area Plan should contain policies and objectives, which strongly support the provision of public transport and public transport infrastructure thus encouraging reduced reliance on the private car and alleviating traffic congestion.
- The Local Area Plan should contain an objective to ensure protection of as many trees as is practicable along Mount Anville Road.

E.2.4 Pedestrians & Cyclists

E.2.4.1 Issues Raised

- No need or usefulness in providing a cycle path along Knocknashee as can cycle on the road.
- A cycle path would damage the environment due to loss of trees and grass.
- Suggest using the grass verges as cycle lanes.
- Red covering has come unstuck from cycle paths.
- Council should encourage the adoption of the "Safe route to school" programme by the local schools.
- Additional safe access points to cycle lanes should be provided out of estates near Goatstown Cross.
- Council should actively promote and sponsor the provision of "walking buses" for children going to school as a means of reducing use of the private car.
- Any mixed-use scheme must have secure bicycle parking.

- Need to upgrade footpaths.
- The building of an overpass would improve Goatstown Cross for cyclists and pedestrians.
- Pedestrian friendly lighting and the improvements to footpaths needed.
- Removal of the height difference at one entrance to the petrol station would be welcomed.
- Goatstown Road cycle lane has deteriorated due to lack of maintenance.
- Need for a cycle lane on Taney Road running westwards.

E.2.4.2 Response

Work on upgrading the footpaths at Goatstown Cross has recently been undertaken which has improved the quality of finishes.

All QBC schemes include involvement of landscape architects in the design stage thus ensuring that landscaping forms an integral part of any scheme. The entire QBC scheme includes cycle paths.

It is acknowledged that the red finishes to cycle paths have come unstuck at various locations through out the county. The Council are committed to reinstating the red finishes at conflict points thus ensuring cyclist safety.

Any future upgrade of the Crossroads would enhance the overall urban environment at the crossroads, providing pedestrian friendly crossings, attractive barriers, lighting etc.

Overall the percentage of Irish school pupils driven to school has increased from 24% in 1991, to 30% in 1996, 42% in 2002 and 46% in 2006 (CSO figures 2006). The emergence of a car dependent population could jeopardise the future viability of walking, cycling and public transport and transportation modes (DTO, Next Steps, Safer Routes to School, DTO, May 2005). Most pupils do live within walking distance of their school. However it is a considerable challenge to encourage people to walk to school and it cannot be imposed upon a community.

The Council are committed to encouraging and promoting more healthy, sustainable and environmentally friendly forms of transportation and as such would support the safe routes to school programme.

An Taisce run the Green Schools Programme which is an education programme and award scheme that promotes long term action for the environment. Participating schools work through a series of themes with litter and waste first, then energy, then water and finally travel. It can take a school up to 6 years to reach the stage whereby they are working on travel issues. According to the project manager of the travel

programme this ensures that the schools are ready to take on the challenge of the travel issue.

Four of the five primary schools (Our Ladies Grove, Mount Anville Junior, Mount Anville primary, the Islamic school) and all three of the secondary schools (Mount Anville, St Killians and Our Lady's Grove) in and around the plan area are registered with An Taisces Green schools programme. However none of them have reached the travel scheme stage yet. It is encouraging to know that nearly all of the local schools are registered on the programme and over the lifetime of the Local Area Plan there is likely to be reduction in the percentage of pupils in the plan area being driven to school.

E.2.4.3 Recommendation

- The Local Area Plan should include objectives that the design and implementation of the QBC scheme will include landscaping.
- The Local Area Plan should include an objective to upgrade Goatstown Cross and that any upgrade would include proposals to enhance the urban environment by means of lighting, pedestrian friendly crossings, attractive barriers etc.
- The Local Area Plan should include an objective supporting initiatives aimed at reducing the number of pupils driven to school.

E.2.5 Eastern Bypass

E.2.5.1 Issues Raised

- Eastern bypass should be removed from the County Development Plan.
- Oppose the Eastern bypass, as it will ensure Goatstown continues to be a traffic hub.
- Lands at Mount Anville offer opportunities for development but are stymied by the motorway reservation.
- No future development should take place until the Eastern bypass road is complete.
- If the Eastern bypass is built, it should not include the fifth feeder road as this will exacerbate traffic problems at Goatstown Cross.
- New road should go under Mt. Anville Lands.
- Granite boundary wall should be constructed along Lower Kilmacud Road from Drummartin Road to junction with Mt Anville Road – to reduce pollution/noise for Knocknashee residents.
- Tunnel exit should be further away from residential area

and nearer Mt Anville Road.

- Plans for any further link between the M50 and Sandymount should be fully developed so that its environmental impact can be assessed.
- The Local Area Plan should not compromise the road planning and route options for the Eastern bypass.

E.2.5.2 Response

The implementation of the Eastern Bypass falls within the remit of the National Roads Authority and the Authority have advised the Planning Authority by way of a submission that the Local Area Plan should not compromise the road planning and route options for the bypass. The future implementation of the Eastern Bypass would alleviate traffic volumes using the existing regional routes (Mount Anville Road, Taney Road, Lower Kilmacud Road etc).

E.2.5.3 Recommendation

The reservation for the Eastern bypass should be included in the draft local area plan in accordance with the current reservation as shown in the current County Development Plan 2004 – 2010.

E.3 Community/Open Space

E.3.1 Issues Raised

- All existing school sites should be protected for educational use into the future.
- Attention drawn to the "Code of practice for Planning Authorities and the provision of schools".
- Local Area Plan should include a detailed landscaping plan.
- Request planting of trees on the Hollywood Park side of Goatstown Road.
- Local Area Plan should adhere to the DEHLG Green City Guidelines.
- Good planning and design should protect against biodiversity loss.
- Plan should include an extensive tree-planting scheme.
- Plan should include a strategy to expand the Goatstown Allotments.
- Part of circus field could be leased for short-term use as allotments.
- LAP should incorporate more green space.
- Need for additional recreational, community and sporting

facilities to attract more families and young couples on a permanent basis.

- Council should purchase some of Irish Glass Bottles and provide a children's playground, playing fields and an indoor sports hall.
- Green area bounded by Taney Crescent and Avenue should be upgraded and included within the scope of the plan.
- Mount Anville lands could be considered for allotments.
- Goatstown has no usable civic space that is readily identifiable as the core.
- Also need for an indoor space.
- Existing open spaces should be retained and new ones designated.
- Develop a sports facility for any excess Mount Anville lands.
- Move allotments across road to excess Mt. Anville Lands.
- Provision of a green civic space would enhance the Cross.
- Any development on IGB should be guided by traffic generation and the need for recreational facilities.
- The area to the south of Goatstown Cross requires tree planting to improve visual amenity.
- Council should provide a playground on the green area at the corner of the Avenue and the Crescent.
- New development should have amenity space.
- Trees on Farmhill Road half dead.
- IGB site should be preserved for sporting purposes.
- Goatstown needs an all-purpose civic/community centre serving all population – youth, aging etc.
- Plan should provide a children's play area but concern is expressed about a civic space, which may become a gathering area for bored teenagers.
- The cross roads is the wrong place to put a community centre.
- IGB and Knockrabo should be maintained as open space with provision of allotments on the IGB site.
- Council should consider provision of a playground on the green space overlooked by Taney Crescent and Taney Avenue.

E.3.2 Response

Both the Irish Glass Bottles site and Knockrabo are in private ownership. The Council is not in a position to purchase either site for the provision of open space. The lands at Knockrabo are zoned objective 'A' – To protect and improve residential amenity. The Irish Glass Bottle site is zoned objective 'F' – To preserve and provide for open space and recreational amenities'. Mount Anville is also in private ownership. The Mount Anville grounds contain a number of playing pitches, courts and gym facilities. The proposed Local Area Plan will investigate whether any of these facilities are available to local individuals or community groups as both the school and the Irish Glass Bottles site could play a role in providing such facilities to the surrounding community. The Local Area Plan will also investigate what means are available to bring these sites forward for use by the community.

There are no plans for any new schools within the plan area given that there is a good provision of schools in the area.

The proposed Local Area Plan will examine whether any road/footpath improvements schemes or QBC schemes can incorporate planting schemes to improve the overall visual appearance of the proposed plan area. However it is noted that there is a significant amount of attractive tree planting in certain areas within the proposed plan boundary. The realignment of the Lower Kilmacud Road at its junction with Drummartin Road resulted in attractive tree planting. There is also attractive planting at Larchfield and Trimbleston on the Goatstown Road.

A number of submissions made reference to the allotments. Some submissions referred to the car parking problems associated with cars using parking on Mount Anville Road. Others suggested that more allotments be provided on the IGB site, the Circus Field and on excess Mount Anville Lands. All of these sites are in private ownership. It is also considered that the provision of allotments is more appropriate on the urban edge or fringe of any city or urban area particularly as provision of allotments on green areas means that these green areas become areas only accessible to those using the allotments and not the entire community.

A number of submissions make reference to the need for community facilities especially for teenagers in the area and the need for a playground in the area. From discussion with the Parks Department it is considered that the proposed Local Area Plan could contain an objective to provide a playground and/or multi use games area on the open space bounded by Taney Avenue and Taney Crescent.

The Green City Guidelines were prepared by the UCD Urban Institute of Ireland, Dún Laoghaire Rathdown County Council and Fingal County Council and provide advice for the protection and enhancement of biodiversity in medium to high-density urban developments. The proposed Local Area

Plan will include objectives relating to biodiversity and the Green City Guidelines.

E.3.3 Recommendation

- Include objectives where necessary relating to the Green City Guidelines and Biodiversity.
- Include an objective should finances permit to provide a playground and/or multi-use games area on the open space bounded by Taney Crescent and Taney Avenue.
- Examine whether there is any public access to facilities in Mount Anville.
- Investigate whether local school facilities are in use by the wider community.

E.4 Building Height

E.4.1 Issues Raised

- Downward modifiers in relation to height should apply.
- The Goatstown Local Area Plan should take particular account of the criteria for downward modifiers as set out in the Building Height Strategy.
- Some buildings on the Goat site could be up to five storeys and the number of residential units could be between 40 and 50.
- High-rise should not be allowed to replace existing houses and gardens.
- Development should not exceed four storeys with a transition zone adjoining existing two storey residential.
- Building height should not exceed two storeys.
- 3-storey height restriction.
- Height restriction of 4 storeys.
- No high rise at the Shell Garage site (Topaz garage site)
- No high rise in the field adjoining the Goat
- Building Height Strategy should be incorporated into the plan.
- Plan should include an objective to allow for greater building height of up to four or five storeys on the Topaz site due to its location along two public transport corridors and its corner location.

E.4.2 Response

Submissions on height varied with some submissions wishing to cap height at two or three storeys and others wishing to allow height of up to 5 storeys on the site of the Goat. A number of submissions made specific reference to the downward modifiers identified in the Building Height Strategy.

The Draft County Development Plan 2010 – 2016 outlines a Building Height Strategy in Appendix I. Section 15.2.3 of the plan also states that the strategy will be used in establishing building heights for individual areas and emerging new urban nodes in the county through the vehicles of Local Area Plans, urban framework plans and other plans. It is therefore considered appropriate that the Goatstown Local Area Plan provides guidance on height in the plan area.

It is considered that there is some scope for height on the site of the Goat provided that the design respects adjoining heights and is sensitive to the overall suburban context of the site. However it is considered that potential for height is limited on the site of the Topaz garage due to proximity to adjoining residential units, the small size of the site and orientation. Three storey with set back occupied roof space at the corner of the Topaz garage site may be appropriate.

E.4.3 Recommendation

- The plan should contain objectives relating to height.

E.5 Urban Design

E.5.1 Issues Raised

- Fastfit, Topaz, Avenue Louise and The Outdoor Scene should be developed as one block.
- Visually obtrusive railing at the crossroads should be replaced with bollards and chains.
- Recent developments have used materials, which do not blend in with existing developments.
- Plan is an opportunity to create a civic space for all the community with local sculpture.
- Goatstown Cross would be an ideal location for a building of high quality architectural design ideally a public building.
- Core of Goatstown must be marked out from the low density, undistinguished neighbouring houses adjacent to it.
- Architecture should create a new and engaging environment with a sense of place.
- Support a new urban realm at Goatstown Cross with highly active street frontages.

E.5.2 Response

Many of the submissions recognise that any redevelopment at Goatstown Cross has the scope to provide a high quality urban realm with a real sense of place and community. A sense of place, which people can identify with, is central to the success of a community and neighbourhood. This is recognised in the Department of Environment Heritage and Local Government "Urban Design Manual, a best practise guide" December 2008. Many submissions also highlighted the need for civic or community space (see also open space section).

E.5.3 Recommendation

- Plan should include objectives to ensure that any redevelopment at Goatstown Cross is of high architectural standards with active street frontage, which contributes positively toward the creation of a sense of place and identity for the community. Any redevelopment should also include a civic community space.
- Building materials should also be of a high standard.

E.6 Retail

E.6.1 Issues Raised

- Goat pub creates anti social behaviour at night.
- New retail development should be convenience retail, small offices, local craft and artisan shops.
- Plan should not impose policies relating to retention of petrol filling stations.
- Removal of petrol filling station would improve traffic flow.
- Any additional neighbourhood centre type facilities should be in keeping with the size, scale, character and building lines of existing stock.
- Local Area Plan should seek to retain the existing petrol filling station.
- No development should be permitted which would lead to traffic generation, noise generation or crowd attraction.
- Object to any light industrial use.
- Any development in Goatstown should retain the existing residential character of the area.
- No potential for any additional retail development.
- Part of Goat Grill site could accommodate 12 houses.
- Area already well served by retail/offices due to proximity of Stillorgan and Dundrum.

- Following uses suggested, - small supermarket, post office, playground, green area.
- East side of Goatstown Cross is lacking in retail facilities.

E.6.2 Response

Submissions in relation to retailing expressed opposite views with the majority wishing to see more retail in Goatstown and others clearly expressing the view that the cross roads could not take any more retail. Proximity to Stillorgan and Dundrum does not necessarily mean that there is no need for convenience shops and facilities easily accessible by foot for the local population. The current zoning will dictate the uses permissible.

The site of the Goat Grill and surrounding park area could accommodate additional development.

Any proposals for light industrial uses would be assessed under development plan policies and objectives. Impact on residential amenity would be one issue to be assessed.

All development leads to some traffic and noise generation. However proposals can include ways to manage traffic and noise and may indeed improve the existing traffic situation. Any new uses are unlikely to result in large crowd attraction.

In a market economy it is difficult to envisage what mechanisms are available in the context of a Local Area Plan to prevent the closure of the petrol filling station and in any event in terms of traffic management and urban design redevelopment of the site may result in a positive streetscape.

E.6.3 Recommendation

- Objectives and policies in the proposed Goatstown Local Area Plan should address the following.
- Mix of uses to serve local and specialist need.
- Traffic management in any proposed development.

E.7 Zoning

E.7.1 Issues Raised

- The Circus Field should be zoned objective "F" and covered with allotments to serve as a buffer between high-density development and existing residential development.
- Any redevelopment on the neighbourhood centre sites should include a mix of residential types with some units suitable for adaptation to home based start up activity, convenience retail and offices.
- Submission seeks extension of "NC" zoning to the south west of the current zoning and also to include lands east

of Upper Kilmacud Road.

- Land currently zoned NC should retain that zoning.
- Seek rezoning of two cottages to the south of the Goat car park from "A" to "NC".
- Seek extension of NC zoning to include medical centre.
- Supports current zoning at Goatstown Cross.
- Request consideration of extension of DC zoning to southwestern boundary of LAP area.
- Request consideration of other zoning for residential lands to east of Goatstown Road at Mount Anville Road junction.
- No development should take place at the Lodge area bordering Mount Anville School.

E.7.2 Response

The Circus Field is in private ownership and is currently zoned objective 'A' to protect and/or improve residential amenity. Any redevelopment on this site would have to respect the context of the site including the neighbouring two storey houses.

At present the 'NC' zoning is on the western side of the crossroads. One submission has requested extending the zoning across to the eastern side of the crossroads. It is considered that one of the key challenges to enabling Goatstown to function as a neighbourhood centre is ensuring connectivity particularly pedestrian connectivity and creating a pedestrian friendly environment. It is considered that extending the 'NC' zoning to the other side of the cross roads would exacerbate the existing problems with the resultant neighbourhood centre area severed by roads. A better solution would be to provide more neighbourhood facilities on the sites currently zoned 'NC'.

It is not considered appropriate to rezone the two cottages to the south of the Goat from 'A' to 'NC' given that they act as a buffer between the 'NC' zoning and surrounding residential development.

The medical centre is located to the south of the two cottages. It is considered that the extension of the neighbourhood centre zoning to include the medical centre is not necessary as the medical centre also serves as part of the buffer zone mentioned above.

E.7.3 Recommendation

- Retain 'NC' zoning as is.
- Concentrate any provision of neighbourhood centre facilities on the sites already zoned neighbourhood centre.
- Retain existing 'A' zoning for the two cottages and the medical centre to the south of the Goat.

E.8 Density

E.8.1 Issues Raised

- Low density housing only should be permitted in plan area.

E.8.2 Response

The Department of Environment Heritage and Local Governments recent publication "Sustainable Residential Development in Urban Areas" May 2009, recognises that inner suburban areas can accommodate higher densities. However the design approach should recognise the need to protect the amenities of directly adjoining neighbours and the general character of the area and its amenities. The Department's companion urban design manual provides detailed criteria to be considered in the design and assessment of higher density schemes.

E.8.3 Recommendation

- Any schemes for higher density residential or mixed-use development will be assessed against the criteria set out in the Department of Environment Heritage and Local Governments 'Urban Design Manual' and the policies of the County Development Plan thus ensuring that the amenities of existing neighbouring residential areas are protected.

E.9 Built Heritage

E.9.1 Issues Raised

- Future development should take reference from existing estates and cottages.
- Buildings to the north of the crossroads are worthy of protection – 3 original buildings and the single storey terrace of cottages.
- Development to the north of the crossroads should respect the scale of the terrace.
- Any redevelopment of the Goat site should respect the two cut stone cottages south of the Goat car park.

- Buildings to the north of the crossroads are worthy of protection – 3 original buildings and the single storey terrace of cottages.
- Goat building should be preserved as it has high idiosyncratic interest.

E.9.2 Response

The Conservation Officer was asked to assess the merit of the buildings mentioned as being worthy of protection and reported that while the structures referred to may be of local interest, none of them would be considered to be of special interest as to warrant their inclusion onto the Record of Protected Structures.

The Conservation Officer suggested that a specific local objective/policy in the Local Area Plan relating to reuse of older buildings would probably be the most appropriate way of dealing with these structures.

From examination of historical data for the area it appears that there was an existing retail premises Traynors on the site of the Goat. There may be merit in retaining the existing three bay two storey structure on site as a last reference to the historical streetscape.

Any future redevelopment should respect the vernacular buildings in the area and design should be influenced by the scale of existing buildings and the existing streetscape.

Policy AR5 of the Dún Laoghaire Rathdown County Development Plan 2004 – 2010 "*Rehabilitation, renovation and re-use of existing older buildings*" also affords an element of protection to the existing older buildings in Goatstown. The policy states

"It is Council policy to encourage the rehabilitation, renovation and re-use of existing older buildings where appropriate, in preference to their demolition and redevelopment."

E.9.3 Recommendation

- Include a policy to ensure that future development on sites in the plan area is designed taking into account the existing built context in Goatstown.
- Include a specific local objective or a policy to encourage reuse of older buildings where appropriate.
- Investigate whether existing three bay two storey structure at the Goat should be retained and include a policy in the Local Area Plan in relation to same.

E.10 Boundary of Plan Area

E.10.1 Issues Raised

- Plan area needs to extend to cover Trimbleston and the Irish Glass Bottle site.
- Request planning authority to consider extending plan area to include residential lands either side of Mount Anville Road and also Lower Kilmacud Road frontage from 'The Goat' car park to Medical centre.
- Plan needs to be extended to include Taney estate, Knocknashee, Larchfield and other surrounding residential estates.

E.10.2 Response

A high number of submissions raised the issue of the need to expand the boundary of the Plan area. The submissions in relation to boundary changes have been very informative as they have highlighted what people perceive to be 'Goatstown'. Different people have different opinions however one area of common opinion related to the need to expand the Plan area to include surrounding residential estates such as Taney, Larchfield, Knocknashee and Willowfield. The local perception of Goatstown would suggest that it runs from Trimbleston/Willowfield on Goatstown Road including the Irish Glass Bottles site and the cross roads at 'The Goat', south to Eden Park Road, east to Mount Anville and including the allotments and west to Taney Rise. Interestingly some submissions expressed the view that Taney Hall and Birches Lane are not part of what is perceived as being 'Goatstown' but are indeed Dundrum.

E.10.3 Recommendation

- It is recommended that the plan boundary be extended. The boundaries will be as follows; Taney Hall, Taney Rise and Mount Carmel Road to the west, Larchfield Road, Friarsland Close and Trimbleston to the north, Goatstown Close, the allotments and Mount Anville to the east and Lower Kilmacud Road and Eden Park Road to the south. The new Plan area includes the Irish Glass Bottles site on Goatstown Road.

E.11 Population

E.11.1 Issues Raised

- Question decline in population and see it as an attempt to justify the provision of residential accommodation.

E.11.2 Response

The figures used in the issues paper were taken from the Census of Population 2006. They clearly indicate that two of

the District Electoral divisions whose boundaries converge at Goatstown Cross are experiencing a population decline while two have experienced a population increase.

E.11.3 Recommendation

Continue to monitor Plan area demographics

E.12 Miscellaneous

E.12.1 Issues Raised

- Future development needs to take into account infrastructural capabilities.
- Existing signage is visually obtrusive.
- Council should provide incentives and launch a campaign to raise awareness of the benefits of down sizing.
- All new buildings should adhere to energy efficiency guidelines.
- Housing layouts and traffic management should be "child proofed" to ensure they include space for safe play and movement.
- Goatstown Cross requires a clear identity.
- Housing should include a Part V condition.
- Council has already decided to grant permission for the building of apartments blocks and retail units on lands at the Goat and the Topaz garage.
- Local Area Plan is rubbish and a waste of money in this time of recession.
- Notes that the plan will be subject to Strategic Environmental Assessment screening.
- Hoarding at entrance to Goatstown Close needs to be removed.
- Plan should include the requirements of SI N0. 140 of 2006 Environmental Noise Regulations in the Local Area Plan. Noise mitigation will be required.

E.12.2 Response

Any future development in the Plan area should take into account existing infrastructure capabilities. All planning applications for large-scale developments are referred to the Councils Transportation and Water and Waste departments who provide information on existing infrastructural capabilities.

The Local Area Plan will examine signage in the plan area and provide guidance on same. Signage could be used to help forge an identity for Goatstown.

The Planning Authority are mindful of the benefits of down sizing as it can result in a sustainable mix of population in an area. Residential stock in the Plan area would traditionally have been suburban, semi detached dwellings of various vintages mainly 1950's through to 1970's. Recent development in the Plan area have ensured that there is now a mix of unit types available thus facilitating down sizing. The proposed Goatstown Local Area plan will continue to encourage down sizing.

In relation to energy efficiency guidelines, Variation No.5 of the County Development Plan 2004 – 2010 inserted a new policy in relation to energy into the Development Plan. The new Draft County Development Plan 2010 – 2016 also contains a section relating to energy efficiency. In addition any new residential units must be designed to provide for compliance with the technical guidance in part L of the building regulations as applicable.

A condition requiring a developer to accord with part V of the Planning and Development Act 2000 (as amended) will be attached to all relevant grants of planning permission for residential development.

The Council has not to date granted permission for apartments on the site of the Topaz garage.

Strategic Environmental Assessment (SEA) screening will be carried out on the Draft Plan along with Appropriate Assessment (AA) screening to ascertain if an SEA or and AA (which relates to the habitats directive) is required.

Hoarding will be removed upon final completion of works at Goatstown Close.

S.I. No 140 of 2006 Environmental Noise requires the preparation of noise maps and action plans by Dún Laoghaire Rathdown County Council. An "Action Plan Relating to the Assessment and Management of Environmental Noise" has been prepared for the Dublin agglomeration by the four Dublin Authorities, Fingal, South Dublin, Dublin City and Dún Laoghaire Rathdown. The aim of the EU directive is to monitor environmental noise, address local noise issues and develop a long-term strategy.

In terms of Development Management the Action Plan recommends using the planning process where necessary to;

- Require developers to produce a sound impact assessment and mitigation plan if necessary for any new development a local authority consider would impact negatively on pre existing environmental noise levels.
- Ensure that future developments are designed to minimise noise impact – using positioning, direction, orientation etc.
- New housing area should be designed to ensure that there is at least one central quiet amenity area.

- Incorporate home zones in new developments. (Home zones area streets where people and vehicles share the road space safely and on equal terms).
- Reduce traffic.

Local Authorities should require other stakeholders to produce a sound impact assessment for new development proposals. It is considered that this is relevant to the Eastern bypass. Whilst the Planning Authority will be required to seek information on noise and mitigation from developers for proposed new development, the NRA should also be required to provide a sound impact assessment for the impact of the bypass on existing development.

E.12.3 Recommendation

- Plan should include policies to encourage and facilitate down sizing.
- Plan should examine signage in the area and provide clear guidance on same.
- Plan should include policies in relation to energy efficiency in new buildings.
- SEA and AA screening should be carried out.
- Plan should include objectives relating to environmental noise impacts of future residential/commercial development and also future infrastructure.
- Plan should include policies ensuring achievement of social and affordable housing.