

8.2.10 Climate Change Adaptation and Energy

8.2.10.1 Renewable Energy and Energy Upgrade

The Planning Authority notes that under current planning legislation SI No 83 of 2007 and SI No. 235 of 2008 (Domestic and Non-Domestic respectively) inclusion of certain renewable technology is considered exempt development. For all other development the Planning Authority will respond to planning applications for renewable energy developments on a case-by-case basis. They will be considered in the context of current Government policy on the subject but will take into account other, often competing, Council policies on land usage relating to sectors such as agriculture, tourism and outdoor recreational activities, the protection of the scenic areas of the County, sensitive ecological sites, and any relevant guidelines issued from time-to-time by the Department of the Environment, Community and Local Government.

When assessing planning applications for wind energy developments the Planning Authority will have regard to the 'Wind Energy Development Guidelines for Planning Authorities' (2006), published by the Department of the Environment, Heritage and Local Government. Criteria for wind energy development that the Planning Authority requires to take into account when considering any wind energy or related proposals include:

- Sensitivity of the landscape and adjoining landscapes to wind energy projects.

- Scale, size and layout of the project, any cumulative effects due to other projects and the degree to which impacts are highly visible over vast areas.
- Visual impact on protected views and prospects, and designated scenic landscapes as well as local visual impacts.
- Impact on nature conservation, archaeology and historic structures, public rights of way and walking routes.
- Local environmental impacts including noise, shadow flicker.
- The visual and environmental impacts of associated development such as access roads, plant, grid connections etc.
- Compliance with the Habitats Directive.

The Planning Authority may also require an Environmental Impact Statement to be carried out as part of any planning application for large-scale commercial wind turbine schemes.

The findings of the Wind Energy Strategy in relation to their being no practical potential for economic on-shore wind farm development in the County should be noted by any applicant. (Refer also to Appendix 6).

8.2.10.2 Wind Energy

When assessing planning applications for wind energy developments the Planning Authority will have regard to the 'Wind Energy Development Guidelines for Planning Authorities' (2006), published by the DoEHLG, and the 2013 proposed revisions to the Wind Energy Development Guidelines. The Planning Authority will also have regard to the Wind Energy Strategy in Appendix 6 of this County Plan. This Strategy has analysed suitable area for wind energy in the County and it concludes by recommending there are no areas in the County where large scale commercial wind



energy infrastructure should be either ‘acceptable in principle’ or ‘open to consideration’.

However the Council remains supportive of off-shore wind energy development and small-scale wind energy developments within urban and industrial areas.

8.2.10.3 Energy Efficiency and Climate Change Adaptation

Design statements which are submitted as part of planning applications for larger/more complex development proposals (comprising of 30+ residential units or 1,000sq.m+ commercial) should include a section in relation to Climate Change adaptation measures thus ensuring that the development is equipped for challenges anticipated from a changing climate. For residential development regard should be had to Criteria 9 of the DoEHLG, ‘Urban Design Manual, A Best Practice Guide’ (2009) which relates to adaptability.

The Planning Authority will require all applications to meet the highest standards of sustainable design and construction and conform in full with the sustainable energy policies outlined in Section 5.2 - ‘Climate Change, Energy Efficiency and Flooding’. Developments which include major refurbishment or change of use, may be required to submit an Energy Statement with the planning application addressing how demolition, construction and long-term management of the development will be catered for and how energy considerations have been inherently addressed in the development. This will be dealt with on a case-by-case basis through the pre-planning process.

Energy Statements submitted should be in accordance with Article 8.o ‘Operation’ of IS 399 ‘Energy Efficient Design management’ developed by ‘Sustainable Energy Authority of Ireland’ (SEAI) in conjunction with the ‘National Standards Authority of Ireland’ (NSAI). The author of the energy report should be appropriately qualified or competent to undertake the assessment. Other approved certification methods such as BREAM, LEED, PHPP or equivalent standards will be deemed as acceptable in lieu of IS 399 2014. Where possible, building materials with low embodied carbon should be used.

8.2.10.4 Flood Risk Management

In 2009 the Department of the Environment, Heritage and Local Government issued ‘The Planning System and Flood Risk Management’ Guidelines for Planning Authorities. Regard shall be had to these guidelines and DoECLG Circular Pl2/2014 during the preparation of planning applications.

The Flood Zone maps accompanying this Plan should be consulted at pre-planning stage and/or prior to lodgement of planning applications.

(i) Applications for Minor Development in Areas at Risk of Flooding

Minor developments will include small-scale infill, small extensions to houses or the rebuilding of houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises. The sequential approach and justification test will not apply in these instances. However, an assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. The design of built elements in these applications should demonstrate principles of flood resilient design (Refer also to Section 4 - Designing for Residual Flood Risk of the Technical appendices to the DoECLG Flooding Guidelines).

Checklist of what is required for Minor Developments in Areas at Risk of Flooding:

- Consideration of minor works classification (See Section 4.6 of Appendix 13:SFRA)
- Assessment of flood risk carried out by an appropriately qualified Engineer with relevant FRA experience (as deemed acceptable by the Planning Authority).
- Flood resilient design.
- Access, egress and emergency plans must be in place, which are appropriate to the vulnerability of the development and its occupiers, the intensity of use and the level of flood risk.

(ii) Applications for Larger Developments in Areas at Risk of Flooding

Applications for larger developments on lands at risk of flooding in the built-up area will require a FRA to be carried out by an appropriately qualified Chartered Engineer as outlined in the Guidelines. The FRA should be suitably detailed to quantify the risks and the effects of any residual mitigation/adaptation together with the measures needed to manage residual risks.

Any FRA should include an assessment of the potential impacts of climate change, such as an increase in the extent or probability of flooding, and any associated measures necessary to address these impacts.

The planning application should also include the Development Management Justification Test carried out in accordance with Box 5.1 in the Flooding Guidelines.

All parties involved in the making of a planning application should consult the CFRAM maps and the Flood Zone maps accompanying this Plan at pre-planning stage to ascertain whether FRA is required.

All larger developments in areas at risk of flooding as identified on the CFRAM maps shall be designed using flood resilient construction measures. A statement shall be submitted with each FRA to show how it is intended to comply with the above.



All new development shall comply with the standards as set out in the Greater Dublin Strategic Development Study (GSDSDS).

All new planning applications shall be accompanied by a surface water drainage plan which will include proposals for the management of surface water within sites, protecting the water quality of the existing water bodies and groundwater sources, and retrofitting best practice SuDs techniques on existing sites, where possible.

Checklist for Applications for Larger Developments in Areas at Risk of Flooding:

- Development Management 'Justification Test' has been passed.
- FRA in accordance with the Dún Laoghaire-Rathdown Strategic Flood Risk Assessment (SFRA) (Appendix 13) and the 'Planning System and Flood Risk Management Guidelines', to be carried out by an appropriately qualified Engineer with relevant FRA experience (as deemed acceptable by the Planning Authority).
- Flood resilient design and statement to be submitted.
- Compliance with GSDSDS and inclusion of SuDs.
- Assessment of the potential impacts of Climate Change and the adaptive capacity of the development.
- Access, egress and emergency plans must be in place, which are appropriate to the vulnerability of the development and its occupiers, the intensity of use and the level of flood risk.

applications in the areas identified within the strategy as being at risk from erosion and/or coastal flooding.

Where possible, the landward migration of coastal features, such as cliffs and marshes, shall be facilitated as these features form an integral part of the coastal system – both physically and ecologically – and provide protection against wave energy through dissipation.

(ii) Water Sports and Development

The Planning Authority will normally only permit proposals for development associated with water sports where all the following criteria are satisfied:

- Proposed facilities are fully compatible with any existing use of water, including non-recreational use.
- Will not result in damage to sites of nature conservation importance or features of archaeological and built heritage.
- Can be satisfactorily integrated into its seascape, landscape or townscape surroundings.
- Will not have an unacceptable impact on visual amenity especially in Areas of Special Amenity, or other locally important scenic areas.
- Will not result in over intensification of use leading to pollution, excessive noise and nuisance.
- Will not unduly restrict access to the water.
- Development complies with the Habitats Directive.

Development on the foreshore which is connected to the land, and development within the newly defined nearshore area, other than those that are strategic infrastructure, or requiring EIA or AA, will require planning permission, as detailed in the Maritime Area and Foreshore (Amendment) Bill 2013.

8.2.10.5 Coastal Issues - Erosion/Flooding/ Recreation

(i) Erosion and Flooding

The Planning Authority will refer to the Coastal Defence Strategy in the assessment of planning