

Appendix 2

Non-technical Summary of SEA

Introduction

This is the non-technical summary of the **Environmental Report** for the Proposed Glencullen Local Area Plan. In view of the fact that there is pressure for local rural development at Glencullen and since the local environment is sensitive (landscape, water, sites of conservation sensitivity etc), the Council determined that the implementation of a Local Area Plan would be likely to have significant effects on the environment. Consequently, in accordance with Planning and Development (Strategic Environmental Assessment) Regulations 2004, the Council carried out a Strategic Environmental Assessment (SEA) of the Proposed Local Area Plan. The findings of the SEA are expressed in the **Environmental Report**, which is prepared alongside the Local Area Plan. The aim of the SEA is to examine the environmental consequences of the proposed plan on these vulnerable aspects of the Glencullen environment through a systematic process to ensure that the environmental effects / impacts are correctly addressed at the earliest appropriate stage of decision-making.

Screening and Scoping

The Council examined the plan area and the proposed Local Area Plan (its purpose) in order to assess if environmental assessment was required in the first instance (screening process). The Council determined, in consultation with the designated Environmental Agencies¹, that: as the landscape at Glencullen has a limited ability to absorb new development; the area is not connected to mains drainage and it takes its water supply from a groundwater resource; and, as the area is characterised by a rich cultural and natural heritage, an environmental assessment was required. The Council, in consultation with the designated Environmental Agencies, then determined the level and detail of information required on these different aspects of the environment with a view to having a complete picture on the carrying capacity of the environment at Glencullen to accommodate local rural development (scoping process).

Methodology

Information was gathered on the condition of the environment in Glencullen (baseline information). The consideration of different development alternatives for Glencullen followed

from this, and those development alternatives, which were capable of implementation, were assessed against European, national and local Environmental Protection Objectives with a view to identifying a preferred development strategy. The preferred strategy was identified and assessed. Mitigation and monitoring measures were drawn up to lessen / offset any adverse impacts which the preferred strategy may have on the environment.

Baseline Information

The purpose of the baseline description is to identify the current state of the environment. The baseline description of the current physical environment at Glencullen was examined under the following headings: Biodiversity, Population and Human Health, Soil, Water, Air & Climatic Factors, Material Assets, Cultural Heritage and Landscape, with particular reference to those aspects of the environment experiencing environmental problems. The information was sourced from in-house knowledge of the area and the following sources:

- Source Protection Plan for the Two Wellfields at Glencullen Co. Dublin, Eugene Daly Associates, November 2005.
- Historical Landscape Character Assessment (HLCA) for the Glencullen Area, Dublin Institute of Technology (DIT) 2005.
- Glencullen Household Survey 2005, Dún Laoghaire Rathdown, Brianan Nolan (UCD).
- Landscape Visual Impact Assessment, Dún Laoghaire Rathdown, 2007.
- Report on Groundwater Protection at Campbells Lane and The Moors at Glencullen Co. Dublin, Eugene Daly Associates, July 2007.

Environmental Protection Objectives

Environmental Protection Objectives were drawn up from European, national and local environmental policy. The Environmental Protection Objectives aim to preserve or enhance the quality of the existing environmental conditions as outlined in the baseline information.

Development Alternatives

Ten alternative strategies for development in Glencullen were identified. Only five of these were considered capable of implementation and these five are described below:

Option 1: Village Core Consolidation - Alternative B, Implementation of the Source Protection Plan. Implement the recommendations of the Source Protection Plan for the two wellfields at Glencullen thus protecting groundwater resources but limiting the location, scale and density of development that can take place in the village core.

¹ Environmental Protection Agency, Department of Environment, Heritage and Local Government, Department of Communications, Marine and Natural Resources.

Option 2: Backland / Tandem Development. Facilitate housing in rear garden areas (between existing development and open countryside). Backland development is defined as residential development of land behind existing road frontage development. Tandem development consists of one house immediately behind another and sharing the same access.

Option 3: Creation of new Rural Clusters. Facilitate clustered development in line with County Development Plan policy to avoid ribbon development and to ensure that a traditional pattern of rural development is used.

Option 4: Enlargement of Rural Clusters Alternative. Concentrate development on the existing identified rural clusters and expand same with a view to limiting development to said enlarged clusters.

Option 5: Reuse and Consolidation of existing Rural Clusters. Replicate the traditional clachan pattern of development, which is characteristic of Glencullen, by actively seeking the reuse of existing buildings, which have become derelict, and by intensifying development.

The Preferred Strategy

The five development alternatives were assessed against the Environmental Protection Objectives, and a preferred strategy emerged. The preferred strategy is a combination of:

- Village Core Consolidation – Alternative B, and,
- Consolidation of Existing Rural Clusters

The implementation of these development alternatives will have beneficial effects on the provision of local rural housing and local facilities, and any significant adverse impacts on the environment identified can be mitigated against through the integration of measures (prescriptive policies) in the Local Area Plan.

Monitoring

Article 10 of the Directive requires the monitoring of the Plan in order to identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action. A monitoring programme with targets has been devised.