





# Dun Laoghaire Harbour Masterplan

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SEA Statement

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TOWN PLANNING | URBAN ECONOMICS & DESIGN

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## 1 INTRODUCTION

### 1.1 Background

Under Directive 2001/42/EC - Assessment of Effects of Certain Plans and Programmes on the Environment, certain plans and programmes require an environmental assessment. This is known as the Strategic Environmental Assessment (SEA) Directive. This Directive has been transposed into Irish Statute by S.I No. 435 of 2004 – European Communities (Environmental Assessment and Certain Plans and Programmes).

The SEA Directive, as set out in Article 1 of Directive 2001/42/EC of 27th June 2001, states that: -

*“the objective of the Directive is to provide for a high level of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with the Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment”.*

The SEA statement includes a summary of the following information:

1. How environmental considerations have been integrated into the Masterplan.
2. How
  - i) the environmental report prepared pursuant to article 14B
  - ii) submissions and observation made to the competent authority in response to the notice issued, and
  - (iii) any consultations under article 14F, have been taken into account during the making of the plan.
3. The reasons for choosing the Masterplan, as adopted, in the light of other reasonable alternatives dealt with, and
4. The measures decided upon to monitor, in accordance with article 14J, the significant environmental affects of implementation of the plan.

### 1.2 Summary of SEA Process

The SEA process for this Masterplan includes: -

1. Screening: To determine which plans and programmes are likely to have a significant impact on the environment.
2. Scoping: To liaise with statutory consultees to identify key issues of concern that should be addressed in the environmental assessment of the Plan.
3. Draft Environmental Report: Where the likely significant environmental effects of implementing the Masterplan are identified and evaluated.
4. Consultation: Consulting the public, statutory and public authorities, on the Draft Environmental Report and Draft Masterplan, giving adequate time for the receipt of submissions.
5. Final Environmental Report: Taking account of the findings of the draft report and the outcome of consultations in deciding whether to adopt or modify the Draft Masterplan.

6. SEA Statement: Make known on adoption of the Masterplan how SEA process influenced the outcome. Identify how environmental considerations have been integrated into the final Plan.
7. Monitoring: Monitoring of the Masterplan.

## 2 ENVIRONMENTAL CONSIDERATIONS

### 2.1 Background

The following is a summary of how environmental considerations and the Environmental Report have been integrated into the Dun Laoghaire Harbour Masterplan.

Initially a screening report was prepared to consider whether an SEA of the Masterplan was required. The Harbour Company determined that it was. The initial scoping process and analysis of the baseline environment highlighted a number of key issues, which were further considered and explored in the formulation of alternative development strategies for Dun Laoghaire Harbour. The baseline assessment covered the following:

- Biodiversity (including flora, fauna, habitats, protected species, birds, terrestrial and marine mammals)
- Population and Human Health
- Soils and Geology
- Water (including surface water, ground water and flooding)
- Air, Noise and Climate
- Landscape (including character, height, views and prospects)
- Archaeological Heritage
- Architectural Heritage
- Material Assets (including waste water, drinking water, waste management, traffic and transport)

Baseline studies were undertaken in relation to the above items.

Three alternative development scenarios were considered as part of the SEA process:

Option 1 explored the approach of developing predominantly the Port and Harbour related facilities.

Option 2 considered the alternative where the emphasis was on urban development on the waterfront areas, including the Carlisle Pier, St. Michaels and "The Gut".

Option 3 represented a mixture between Option 1 and 2. It proposed the limited provision of harbour/port facilities alongside the development of mixed use residential, retail and recreational development. This option also included residential development on "The Gut" although this would be limited to a significant extent to prevent any adverse impacts on the environment.

Option 3 emerged as the preferred alternative during the process.

## 2.2 Environmental Objectives

Environmental objectives were devised for each of the major components of the environment. These are presented in Table 1 below.

**Table 1 – SEA Objectives**

SEA OBJECTIVES
<b>Population and Human Health</b>
<b>P01:</b> Improve peoples quality of life through the provision of residential, services, employment, recreational uses and provision of enhanced public realm
<b>P02:</b> Maintain and enhance Dun Laoghaire Harbour as tourism and marine leisure destination and facility as a local and regional economic driver
<b>P03:</b> Minimise adverse safety impacts upon people arising from harbour related activities
<b>Biodiversity, Flora and Fauna</b>
<b>B01:</b> Maintain and enhance the diversity of habitats and protected species, and ensure no adverse impact upon designated Natura 2000 sites.
<b>Water</b>
<b>W01:</b> Ensure that any new development is adequately serviced by foul drainage infrastructure
<b>W02:</b> Prevent pollution and contamination of groundwater, maintain and improve coastal water quality and avoid contamination of bathing water
<b>W03:</b> Minimise any potential flood risk
<b>Air Quality and Climate Factors</b>
<b>A01:</b> Promote sustainable energy
<b>Cultural Heritage/ Architectural and Archaeological</b>
<b>C01:</b> To protect all recorded archaeological sites from inappropriate development
<b>C02:</b> Protect and preserve the architectural character of the Harbour, existing protected structures within the area.
<b>Noise</b>
<b>N01:</b> Minimise noise impacts from uses within the Harbour, including cruise liner ships and facilities
<b>Landscape</b>
<b>L01:</b> Ensure that new development integrates and respects the natural form and character of the landscape and the townscape of Dun Laoghaire
<b>Transport</b>
<b>T01:</b> Maximise the use of sustainable transport modes

The matrix assessment of the preferred development option highlighted that the chosen strategy was acceptable, subject to the identified mitigation and monitoring measures. The Environmental Objectives listed above were a main consideration throughout the development of the Masterplan.

## 2.3 Integration of Environmental Considerations into Masterplan

Table 2 below lists how environmental considerations have been integrated into the Masterplan.

**Table 2 – Integration of Environmental Considerations into Masterplan**

Environmental Report	Masterplan Response
<p><i>Biodiversity (including Flora and Fauna)</i></p> <p>A critical issue was the protection of the designated areas that lie immediately adjacent to, or in the vicinity of the Masterplan area. These are: Sandymount Strand and Tolka Estuary SPA, South Dublin Bay cSAC, and Dalkey Coastal Zone and Killiney Hill pNHA.</p>	<p>This was integrated into many of the considerations that informed the Masterplan. Strategic Objective 24 stated: <i>“The masterplan will ensure a development framework which positively enhances the adjoining areas designated under the Habitats Directive in Dublin Bay”</i></p>
<p><i>Population and Human Health</i></p> <p>Potential flooding and noise nuisance associated with incompatible uses were highlighted as risks.</p>	<p>A full flood risk assessment was carried out as part of the Masterplan and Objective 29 states: <i>“Ensure that all new proposed development is adequately assessed in line with the Flood Risk Management – Guidelines for Planning Authorities”</i>. Due regard was paid to the potential noise impacts of a mix of uses.</p>
<p><i>Soils and Geology</i></p> <p>Soil has the potential to be polluted and contaminated as a result of pollution from development which is not serviced by appropriate waste water infrastructure.</p>	<p>Provisions in the Masterplan will ensure that the impacts on soil will be minimal within this urbanised area and ensure the amount of waste is minimised. Required supporting infrastructure will be delivered in line with development.</p>
<p><i>Water (including surface water, ground water and flooding)</i></p> <p>Pressures exerted by human activities include the following: sewage and other effluents discharged to waters from point sources, e.g. pipes from treatment plants; discharges arising from diffuse or dispersed activities on land; and structural alterations to water bodies, piers and marinas. Flood risk and hazard is an important issue for all counties across the country including in Dún Laoghaire Rathdown.</p>	<p>Objective 27 states: <i>“Phased development in line with the availability of supporting infrastructure, including foul sewerage treatment.”</i> Objective 29 (quoted above) requires compliance with the Flood Risk Guidelines.</p>

<p><i>Air, Noise and Climate</i></p> <p>The key issues identified include: emissions from traffic and; noise emissions associated with port and entertainment related activities.</p>	<p>Emissions from traffic will be reduced through the mixed use development strategy, higher densities and the promotion of public transport advocated in the Masterplan. Objective 5 of the Masterplan seeks to minimise the impact of port related activities.</p>
<p><i>Landscape</i></p> <p>The character, height, views and prospects within and around Dun Laoghaire should be protected.</p>	<p>A visual assessment was undertaken of the height, scale, bulk and massing of the proposals within the Masterplan, having regard to the protected views and prospects in the DLRCC Development Plan. The scale was modified during the preparation of the Masterplan.</p>
<p><i>Archaeological Heritage</i></p> <p>Due consideration should be given to the Recorded Monument (RMP DU023-052001) in the preparation of the Masterplan. In addition, there is significant potential for maritime archaeological remains.</p>	<p>Objective 18.is to <i>“Seek to preserve archaeological heritage through investigation, preservation in-situ and recording as appropriate.”</i></p>
<p><i>Architectural Heritage</i></p> <p>The Masterplan should seek to preserve and enhance the key special architectural qualities and heritage of the Harbour, in addition to promoting a local sense of identity. In particular, it should have regard to architectural heritage character areas, and views and vistas with a heritage value.</p> <p>There is a need to respect the setting of protected structures and preserve their fabric, in particular where condition is identified as being ‘at risk’ and where buildings are at risk through underuse, neglect, or over intensification of certain uses.</p>	<p>An extensive chapter is given over to the issue of architectural heritage and an Architectural Heritage Management Plan has been prepared in tandem with the Masterplan. Architectural heritage has been placed at the centre of the preparation of the plan.</p>
<p><i>Material Assets</i></p> <p>The Ringsend Wastewater Treatment Plant is currently operating at capacity.</p> <p>The development of the Harbour area must have due regard to the carrying capacity of the local transportation infrastructure and the need to promote sustainable transport modes.</p>	<p>Objective 27 seeks <i>“ Phased development in line with the availability of supporting infrastructure, including foul sewerage treatment.”</i></p> <p>Objective 11 seeks <i>“To promote sustainable modes of transport, including public transport, cycling and walking”</i></p>

### 3 SUBMISSIONS AND OBSERVATIONS

This is summary of how submissions and observations were taken into account in the preparation of the Masterplan.

#### 3.1 Environmental Authorities

The following prescribed bodies were consulted:

- The Environmental Protection Agency (EPA)
- The Minister for the Environment, Communities and Local Government
- The Minister for Agriculture, Fisheries and Food
- The Minister for Communications, Energy and Natural Resources
- The Department of Arts, Heritage and the Gaeltacht

In addition, the local planning authority, Dun Laoghaire Rathdown County Council, was consulted at Screening, Scoping and Draft Environmental Report stages.

The following observations, in summary, were received in response to the Scoping Report and the Draft Environmental Report and Draft Masterplan:

##### *The Environmental Protection Agency (EPA)*

- There is a need to determine whether any future proposed amendments to the Draft Masterplan would be likely to have significant effects on the environment.
- Adequate wastewater treatment, water supply, surface water and storm water drainage, transport, waste management, community services and amenities should be phased to address deficits and cater for increased population
- There is an obligation to respect national plans, policies and EU environmental legislation.
- The Masterplan should include, where appropriate, the policies and recommendations of
  - The Dun Laoghaire Rathdown County Development Plan and associated SEA and AA. In this regard, consideration should be given to amending Local objective 14 of the Development Plan, “...to encourage the *appropriate redevelopment of the Gut...*”
  - The Greater Dublin Area Regional Planning Guidelines 2010-2022
  - The Draft Offshore Renewable Energy Development Plan.
- It should be an objective of the Plan, through a specific objective/policy, to require AA screening be carried out for projects which may impact upon the designated Natura 2000 sites.
- In promoting water leisure facilities, consideration should be given to minimising the impact upon designated conservation sites.
- Consideration should be given to carrying out a flood risk assessment, in accordance with the Flood Risk Management Guidelines.

##### *Environment, Communities and Local Government*

- Architectural heritage will be a significant issue for Dun Laoghaire Harbour, which has a unique history, form and character.
- There is potential for archaeological remains.
- The impact upon Natura 2000 sites should be specifically taken into account.
- The impacts upon otters, bats, black guillemots, seals and cataceans should be assessed.

- The Masterplan should be screened for Appropriate Assessment

*The Minister for Communications, Marine and Natural Resources*

The submissions indicated that there were no observations.

The Minister for Agriculture, Fisheries and Food was only designated an environmental authority in May 2011.

*Department of Arts, Heritage and the Gaeltacht*

This submission highlighted the following:

- The reuse of the elements of the former Train Shed on the Carlisle Pier should be required in the final Masterplan.
- The Mitigating Measures in the Environmental Report and the AA should be included in the Final Plan.

Each of the above points has been specifically addressed in the Masterplan.

### **3.2 Report on Submissions Received**

A total of 16 submissions were received in response to the public display of the Draft Masterplan, Draft Environmental Report, Architectural Heritage Management Plan and Appropriate Assessment.

A report was prepared by the Harbour Company which considered the submissions and made a number of amendments arising from these submissions.

## **4 CHOICE OF ALTERNATIVE**

After assessing each of the alternatives against the environmental objectives the results showed that Option 1 (Port development) had the poorest result, reflecting the sensitive natural and cultural heritage within which development would occur. Option 2 (urban development) showed a better result, as most of the development is on land, and thus any impacts are pre-dominantly related to the built environment. Option 3 (mixed development) obtained the highest score/rating making it the preferred option. This option maximises the positive benefits and minimises the negative ones, reflecting that it is a combination of both Options 1 and 2.

## **5 MONITORING**

The SEA Directive requires that the significant environmental effects of the implementation of plans and programmes are monitored.

The monitoring programme for the implementation of the Masterplan is outlined in Table 3 below.

Table 3 - Monitoring Programme

SEA OBJECTIVES	INDICATORS	WHEN	BY WHOM	SOURCE/METHOD
<b>Population and Human Health</b>				
<b>P01:</b> Improve peoples quality of life through the provision of residential, services, employment, recreational uses and provision of enhanced public realm	<ul style="list-style-type: none"> <li>○ Good quality design, setting and finishes, showing a range of scale and employment types</li> <li>○ Number of new open spaces and recreational facilities made available to the population and public following development of the Plan lands.</li> <li>○ Increase the percentage of publicly accessible waterfront to 70%</li> </ul>	To be addressed during the lifetime of the Plan	By Dun Laoghaire Harbour Company and the Planning Authority	Planning applications and surveys
<b>P02:</b> Maintain and enhance Dun Laoghaire Harbour as tourism and marine leisure destination and facility as a local and regional economic driver	<ul style="list-style-type: none"> <li>○ Tourist numbers and numbers of leisure craft</li> </ul>	2 year review	By Dun Laoghaire Harbour Company I	Surveys
<b>P03:</b> Minimise adverse safety impacts upon people arising from harbour related activities	<ul style="list-style-type: none"> <li>○ Number of health and safety incidents</li> </ul>	5 year review	By Dun Laoghaire Harbour Company	Accident reports
<b>Biodiversity, Flora and Fauna</b>				
<b>B01:</b> Maintain and enhance the diversity of habitats and protected species, and ensure no adverse impact upon designated Natura 2000 sites.	<ul style="list-style-type: none"> <li>○ Habitat and bio-diversity surveys</li> <li>○ Identified occurrence of flora and fauna species</li> <li>○ Increase/decrease in habitat diversity</li> </ul>	5 yearly review	By Dun Laoghaire Harbour Company, NPWS, Dun Laoghaire Rathdown County Council	Surveys for comparison with baseline

SEA OBJECTIVES	INDICATORS	WHEN	BY WHOM	SOURCE/METHOD
<b>Water</b>				
<b>W01:</b> Ensure that any new development is adequately serviced by foul drainage infrastructure	<ul style="list-style-type: none"> <li>○ Ensure available infrastructure capacity.</li> </ul>	Regular review	By Dun Laoghaire Harbour Company and Dun Laoghaire Rathdown County Council	PE calculations
<b>W02:</b> Prevent pollution and contamination of groundwater, maintain and improve coastal water quality and avoid contamination of bathing water	<ul style="list-style-type: none"> <li>○ Analysis of water indicates compliance with standards</li> </ul>	5 yearly review	By Dun Laoghaire Harbour Company, Dun Laoghaire Rathdown County Council and EPA	Water Quality Surveys
<b>W03:</b> Minimise any potential flood risk	<ul style="list-style-type: none"> <li>○ Provision of flood risk evaluations with proposed developments.</li> <li>○ % of planning applications that utilise SUDS.</li> </ul>	Regular review	By Dun Laoghaire Harbour Company, Dun Laoghaire Rathdown County Council and the OPW	Flood Risk maps and FRA
<b>Air Quality and Climate Factors</b>				
<b>A01:</b> Promote sustainable energy	<ul style="list-style-type: none"> <li>○ Percentage number of new buildings since development of the Masterplan that comply with Standards on Sustainable Design (2002/91/EC standards)</li> </ul>	2 yearly review	By Dun Laoghaire Harbour Company	Building design drawings
<b>Cultural Heritage/ Architectural and Archaeological</b>				
<b>C01:</b> To protect all recorded archaeological sites from inappropriate development	<ul style="list-style-type: none"> <li>○ All development within the Masterplan lands is in line with DoEHLG recommendations</li> </ul>	Regular review	By Dun Laoghaire Harbour Company, Dun Laoghaire Rathdown County Council and the Department of Environment, Communities	Archaeological assessments accompanying planning applications.

SEA OBJECTIVES	INDICATORS	WHEN	BY WHOM	SOURCE/METHOD
			and Local Government	
<b>C02:</b> Protect and preserve the architectural character of the Harbour, existing protected structures within the area.	<ul style="list-style-type: none"> <li>○ The design and setting of new developments incorporate design features outlined in the Masterplan</li> </ul>	5 yearly review	By Dun Laoghaire Harbour Company and Dun Laoghaire Rathdown County Council	Planning applications and development proposals
<b>Noise</b>				
<b>N01:</b> Minimise noise impacts from uses within the Harbour, including cruise liner ships and facilities	<ul style="list-style-type: none"> <li>○ Developments include noise insulation</li> </ul>	Regular review	Dun Laoghaire Harbour Company	Surveys
<b>Landscape</b>				
<b>L01:</b> Ensure that new development integrates and respects the natural form and character of the landscape and the townscape of Dun Laoghaire	<ul style="list-style-type: none"> <li>○ Appropriate scale and densities permitted, ensuring appropriate transition between new and existing development.</li> <li>○ Limit visual impact from new development</li> </ul>	Regular review	Dun Laoghaire Harbour Company & Dun Laoghaire Rathdown County Council	Character assessments and planning applications
<b>Transport</b>				
<b>T01:</b> Maximise the use of sustainable transport modes	<ul style="list-style-type: none"> <li>○ Mode split targets</li> </ul>	5 yearly review	By Dun Laoghaire Harbour Company, the NTA and Dun Laoghaire Rathdown County Council	Travel and traffic surveys