



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Strategic Environmental Assessment (SEA)

Assessment of the Proposed Amendments

For the

Planning Scheme for North Lotts/Grand Canal Dock Strategic Development Zone (SDZ)



Screening Report

**Prepared by
Planning and Economic Development Department
Dublin City Council
January 2020**

1.0 Introduction

This is the Strategic Environmental Assessment (SEA) Environmental Report for the proposed amendments to the planning scheme for the North Lotts/Grand Canal Dock (Docklands) Strategic Development Zone (SDZ). The purpose of this report is to provide a clear understanding of the likely environmental consequences of decisions regarding the amendment of the Planning Scheme. The SEA is carried out in order to comply with the provisions of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004) as amended. This report should be read in conjunction with the Environmental Report of the adopted Planning Scheme.

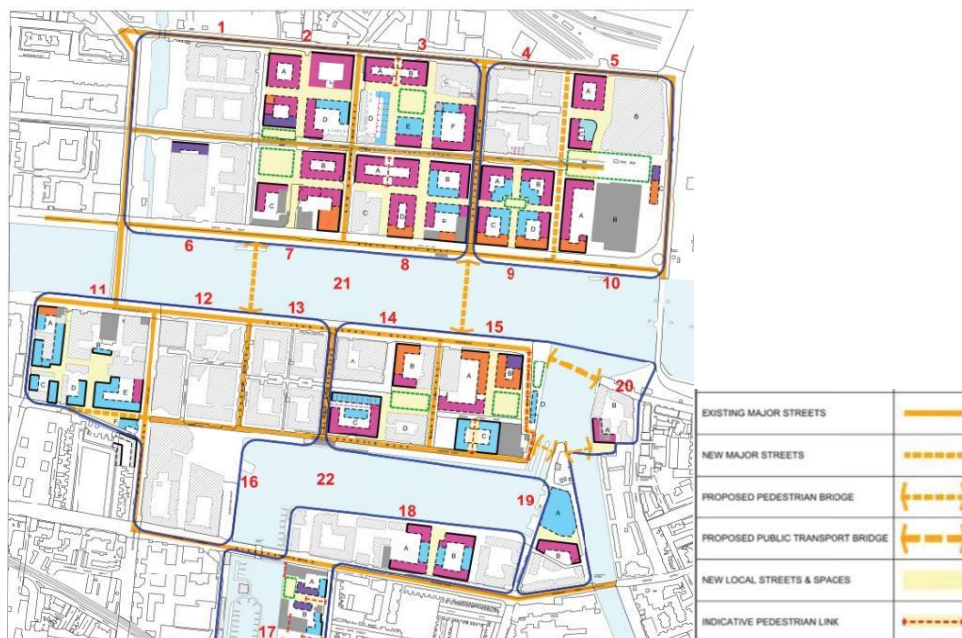
1.2 Background

On 18th December 2012, the Government designated lands at North Lotts and Grand Canal Dock in Dublin's Docklands as a Strategic Development Zone (SDZ). This Order was made in accordance with Part IX of the Planning and Development Act 2000-2011, and Dublin City Council, as Development Agency (S.I.no. 530/2012) subsequently prepared a planning scheme for the lands.

Under S.I.no. 530/2012 the area is set out as an SDZ 'for the provision of residential development, employment services, commercial activities (including financial services and office, hotel, conference, leisure and retail facilities), cultural facilities, embassies, emergency services, childcare services, educational facilities, transport facilities and community facilities referred to in Part III of the First Schedule to the Act of 2000.'

The North Lotts and Grand Canal Dock SDZ Planning Scheme, in its chapter on movement (chapter 4), encourages pedestrian and cyclist movement through the area as part of its sustainable transport aims. Objectives set out in the chapter reflect this.

In relation to new bridges, the scheme illustrates two pedestrian bridges over the Liffey; a western bridge at Forbes Street, and one further east /downriver at Castleforbes Road. Please refer to orangecoloured dashed arrows on the map below (extract from Fig 35 of the SDZ scheme, page 178).



The Forbes St Bridge (westernmost route illustrated above) would accommodate a desire line from Spencer Dock Luas stop and Docklands Road Station to Grand Canal Square.

1.2.1 Proposed amendments to the Planning Scheme

The North Lotts and Grand Canal Dock SDZ Planning Scheme contains an objective to provide a pedestrian/cycle bridge across the River Liffey at Forbes Street. This is represented in figure 35 of the scheme (p178) by the dotted orange-coloured arrow on the left.

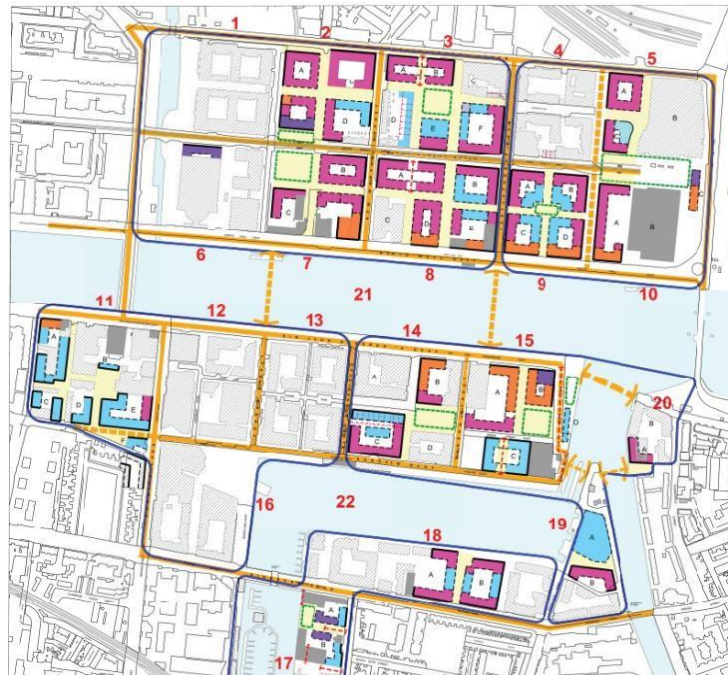


Figure 35 of the original Planning scheme.

The proposed amendment now seeks to omit this, replacing it with a bridge at New Wapping Street/Blood Stoney Road.

For clarity, the new location is illustrated in the graphic below by a pink dashed arrow. Note that the bridge would be designed to open, to allow boats/vessels to pass through, and would be proximate to the new Central Bank Building on the North Quays.

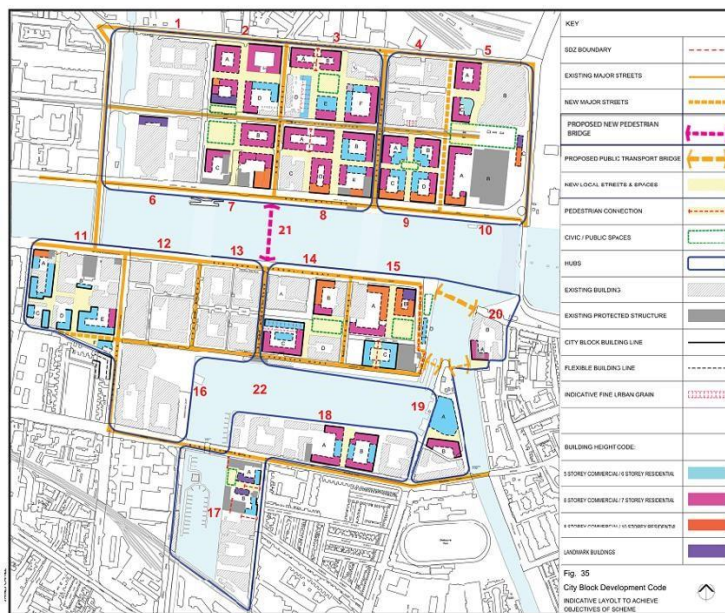
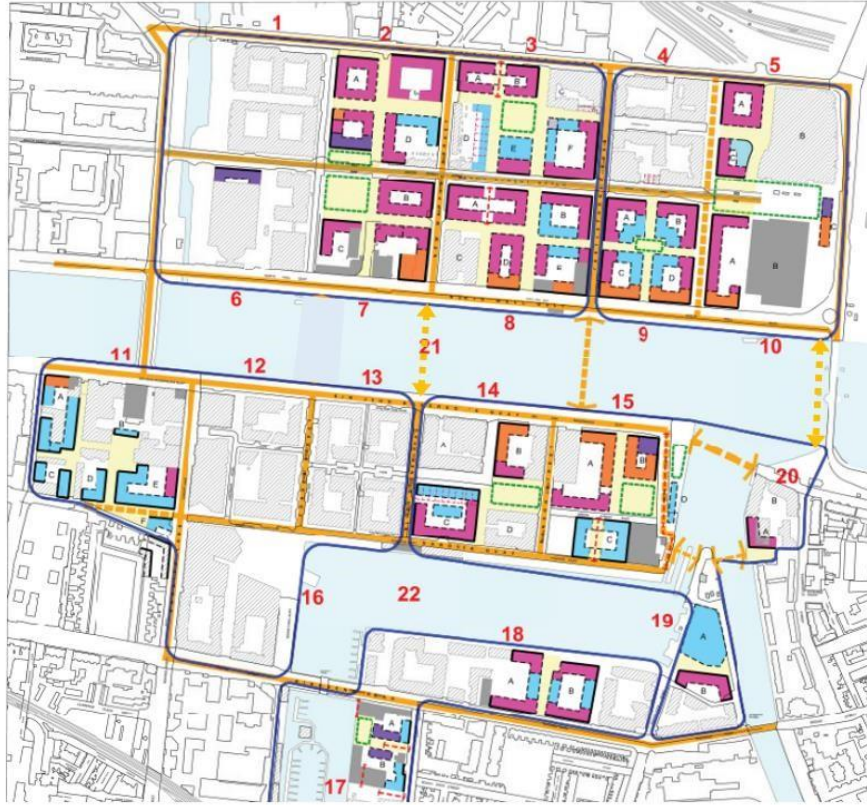


Fig 35- Development Code for City Blocks

Date 30-5-2017

The above, when taken with the previously approved amendments to bridges under recent decision ref 29N.ZE.0006, would result in an amended figure 35 within the planning scheme, and this is shown below

Proposed amended SDZ scheme Fig. 35.



The North Lotts and Grand Canal Dock SDZ Planning Scheme contains a number of associated references, which will also be amended to accommodate the change.

1.3

How to Read this Document

The proposed amendments to the North Lotts and Grand Canal Dock Planning Scheme 2014 are set out in **Section 1.4** of this document.

Proposed amendments to the planning scheme are text changes and their location in the plan is referenced where applicable (references to page numbers are to the planning scheme page number).

- Deletions as shown as ~~red and strikethrough~~ text,
- Amendments / additions are shown as **green and bold text**

See example below.

CR7

From

To explore established and emerging artists connection to docklands as a place in which they live and work and to consider ways to develop their relationship with local residents, nurturing a community of artists as part of the creativity of the Docklands Cultural Quarter.

To

To explore ~~established and emerging artists connection to docklands as a place in which they live and work and to consider ways to develop their relationship with local residents, nurturing a community of artists as part of the creativity of the Docklands Cultural Quarter.~~ **a variety of mechanisms to support a structured form of engagement with professional artists living and working in the wider docklands area** nurturing a community of artists as part of the creativity of Docklands

Note: This Report MUST BE READ IN CONJUNCTION with the Environmental Report of the North Lotts and Grand Canal Dock Planning Scheme.

1.4

Proposed Amendments to North Lotts and Grand Canal Dock Planning Scheme

Text Changes

Page 66. Section 4.4.4.1, start 2nd para, and “The ~~two~~ proposed pedestrian/cyclist bridges across the Liffey are crucial to improving”.... etc.

Page 127. Section 4.10 4.1.4; Omit final sentence in 2nd para, i.e. “ ~~A bridge link is also proposed ...Spencer Dock Square~~”.

P 127, third column, 3 lines down, delete text , ~~the creation of a new pedestrian bridge connection linking Spencer Dock with Grand Canal Square...~~

Page 191. Last sentence in second bullet point to be amended “Also provides links to new pedestrian bridge across to ~~Forbes Street Blood Stoney Road~~”

Page 193. New bullet point to be added to be added to end of section 3 (public realm) as follows; **New pedestrian/cycle bridge across the River Liffey connecting New Wapping Street to Blood Stoney Road.**

Graphics

Figure number	Page no. of document	Amendment to be made Please note; map key also to be changed, where relevant.
Fig 30A,	167	Amend illustrated bridge locations as required; Omit Forbes Street Bridge and insert Blood Stoney bridge (& previously approved bridge at Tom Clarke Bridge – approved by ABP)
Fig 31,	168	As above
Fig 33	172	As above.
Fig 34	176	As above
Fig 35	178	As above

Also; amend graphics relating to individual city blocks on the following pages 181, 182, 184, 186, 187, 189, 190, 192, 194, 196, 198, 200,202, 204, 206, 208, 215, and 216.

Also amend three graphics in Appendix 6, shadow analyses, p272-274 inclusive

Strategic Environmental Assessment of the Amendments

The proposed amendments to the texts and graphics in the North Lotts and Grand Canal Dock planning scheme relating to bridges were assessed against a set of environmental protection objectives that were devised during the SEA and planning scheme preparation process. (See Appendix A)

Table 1 – Environmental Protection Objectives

1.5

ENVIRONMENTAL RECEPTOR	ENVIRONMENTAL PROTECTION OBJECTIVE
Population and Human Health	PH1: To protect and enhance people's quality of life based on high-quality residential, working and recreational environments and on sustainable travel patterns
Biodiversity/Flora & Fauna	BFF1: To protect and enhance the diversity and range of habitats, species, natural heritage features and wildlife corridors / green corridors.
Water	W1: To comply with EU Water Framework Directive to ensure and maintain at least good ecological status of all receiving waters in the SDZ area.
	W2: To reduce and manage the risk of flooding.
	W3: To provide adequate wastewater treatment, water distribution networks and drainage networks.
Air Quality & Noise	AN1: To protect good air quality status and minimise output of Nitrogen Oxides (NO _x) and Particulate Matter (PM ₁₀)
	AN2: To maintain and, where possible, improve the acoustic quality for the current and future residents of the plan area.
Climatic Factors	CF1: To minimise emissions of greenhouse gases.
	CF2: To limit adverse impacts on climate through the use of sustainable energy sources.
Material Assets	MA1: To encourage modal change from car to more sustainable modes of transport such as public transport, walking & cycling.
	MA2: To reduce the generation of waste and adopt a sustainable approach to waste management.
	MA3: To promote sustainable water use and promote sustainable drainage systems.
Landscape & Soils	LS1: To conserve and enhance valued natural and historic landscapes and features within them.
	LS2: To protect, improve and maintain the quality of soils in the SDZ area.
Cultural Heritage	CH1: To protect and enhance the cultural heritage of the plan area including the built environment and settings and archaeological assets

Table 2 – Impact on Environmental Indicators

SYMBOL	IMPACT ON ENVIRONMENT
+	Potentially Significant Beneficial Impact on the status of the Environmental Protection Objective
-	Potentially Significant Adverse Impact on the status of the Environmental Protection Objective
0	No Relationship with, or an Insignificant Impact on, the status of the Environmental Protection Objective

The proposed amendments to the planning scheme have been assessed following this same criteria and set of environmental protection objectives. The Evaluation Matrix is set out in Appendix A. The proposed amendments did not alter the impact on the environmental receptor. The amendments proposed were deemed to have insignificant or no impact on the environmental receptors.

Strengthening Mitigation

It is considered that adequate mitigation measures have been included to offset any potential impacts on the environmental receptors.

Conclusion

In conclusion, it is apparent from the assessment of amendments proposed to the North Lotts and Grand Canal Dock planning scheme as set down in this Screening Report, that taking into account the measures that have already been integrated into the Plan which contribute towards environmental protection, environmental management and sustainable development, it is determined that all potential adverse effects arising from the proposed amendments are either present already (beneficial) and will be further contributed towards or will be mitigated so as not to be significant (adverse). It is not considered that these changes to the plan will impact on the environmental receptors given the range of mitigatory measures included in the planning scheme.

Appendix A

Table: Environmental Protection Objectives

ENVIRONMENTAL RECEPTOR	ENVIRONMENTAL PROTECTION OBJECTIVE
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	CF2: To limit adverse impacts on climate through the use of sustainable energy sources.
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Landscape & Soils	LS1 To conserve and enhance valued natural and historic landscapes and features within them.
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