

# **Environmental Assessments for Land Use Plans:**

**Strategic Environmental Assessment (SEA)**

**Appropriate Assessment (AA)**

**Strategic Flood Risk Assessment (SFRA)**

# Your Plan, Your SEA, You are The Authority

- **As Elected Members you are the Planning Authority and the Decision-Makers - your decisions are open to scrutiny**
- **Section 12(11) PDA**  
*“In making the development plan... the members shall be restricted to considering:*
  - *the proper planning and sustainable development of the area...;*
  - *the statutory obligations of any local authority in the area; and*
  - *any relevant policies or objectives for the time being of the Government or any Minister of the Government....”*
- **You must understand and comply with EU Directives**

# What is SEA?

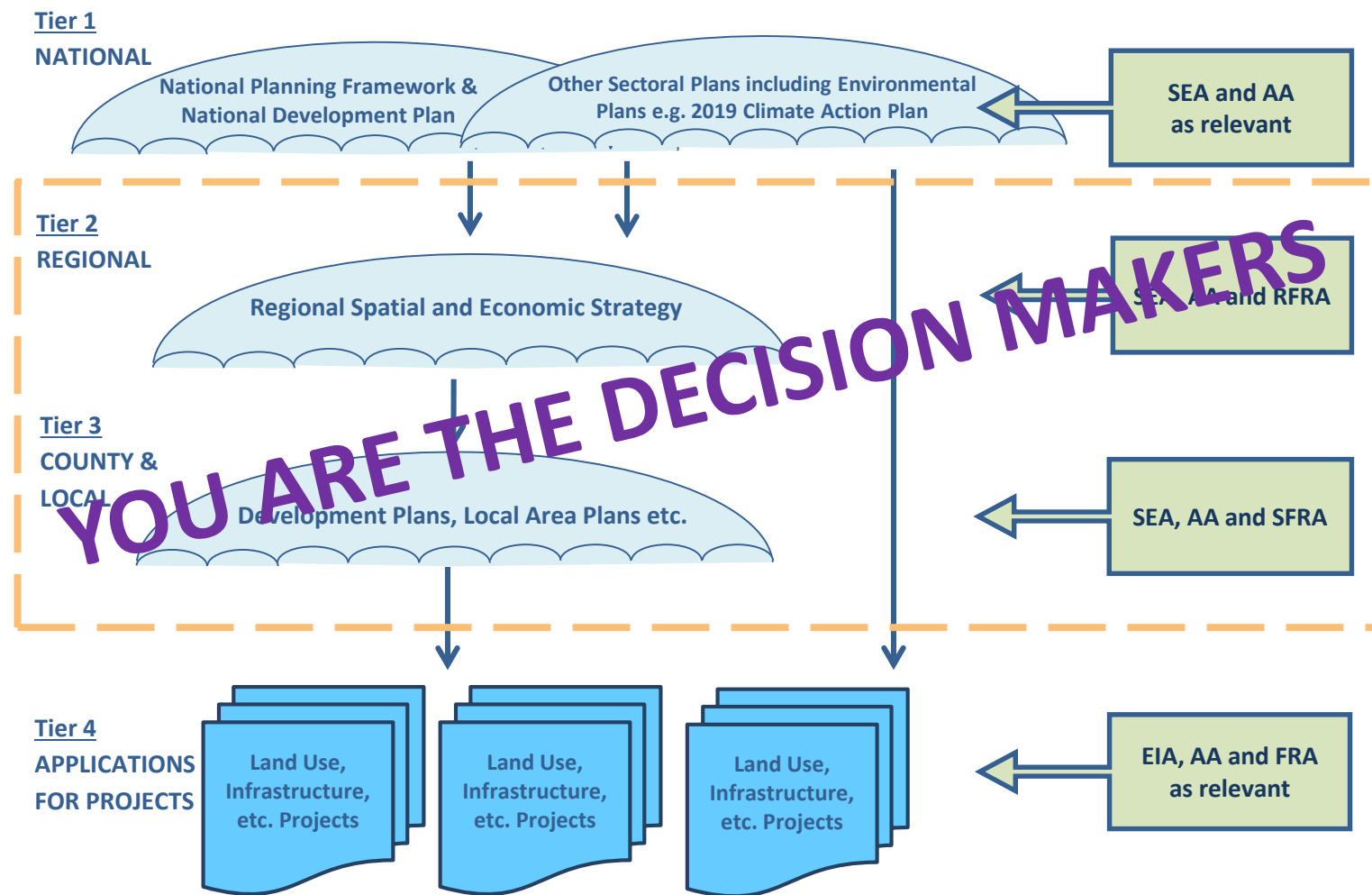
- **Strategic Environmental Assessment identifies the *environmental* effects of implementing Your Plan**
- **Enables you to direct development towards robust, well-serviced and connected areas in your County**
- **European SEA Directive 2001/42/EC**
- **You will need to show how environmental considerations were integrated into Your Plan**
- **You will need to show how alternatives were considered**

# Your Guides: SEA, AA, EIA and SFRA

	Strategic Environmental Assessment (SEA)	Environmental Impact Assessment (EIA)	Appropriate Assessment (AA)	Strategic Flood Risk Assessment (SFRA)
<b>Legislation</b>	European SEA Directive  and transposing Irish Regs (Statutory Instruments 435 and 436 of 2004 as amended)	European EIA Directive  and transposing Irish Regs	European Habitats Directive  and transposing Statutory Instrument 477 of 2011 as amended and Planning and Development Act 2000, as amended	Ministerial Guidelines on The Planning System and Flood Risk Management
<b>for PLANS* or for INDIVIDUAL PROJECTS</b> <small>*documents providing for multiple projects</small>	PLANS (e.g. your Development Plan)	PROJECTS	PLANS (e.g. your Development Plan) & PROJECTS	PLANS (e.g. your Development Plan) & PROJECTS (FRA)
<b>Issues</b>	<ul style="list-style-type: none"> <li>- Biodiversity, flora and fauna (incl. AA)</li> <li>- Population and human health (incl. SFRA)</li> <li>- Soil</li> <li>- Water</li> <li>- Air and climatic factors</li> <li>- Material asset</li> <li>- Cultural heritage</li> <li>- Landscape</li> </ul>	Similar to SEA issues	European/Natura 2000 Sites designated for ecological reasons: <ul style="list-style-type: none"> <li>- Special Areas of Conservation (SACs)</li> <li>- Special Protection Areas (SPAs)</li> </ul>	Flood Risk (incl. protection of human health and assets)

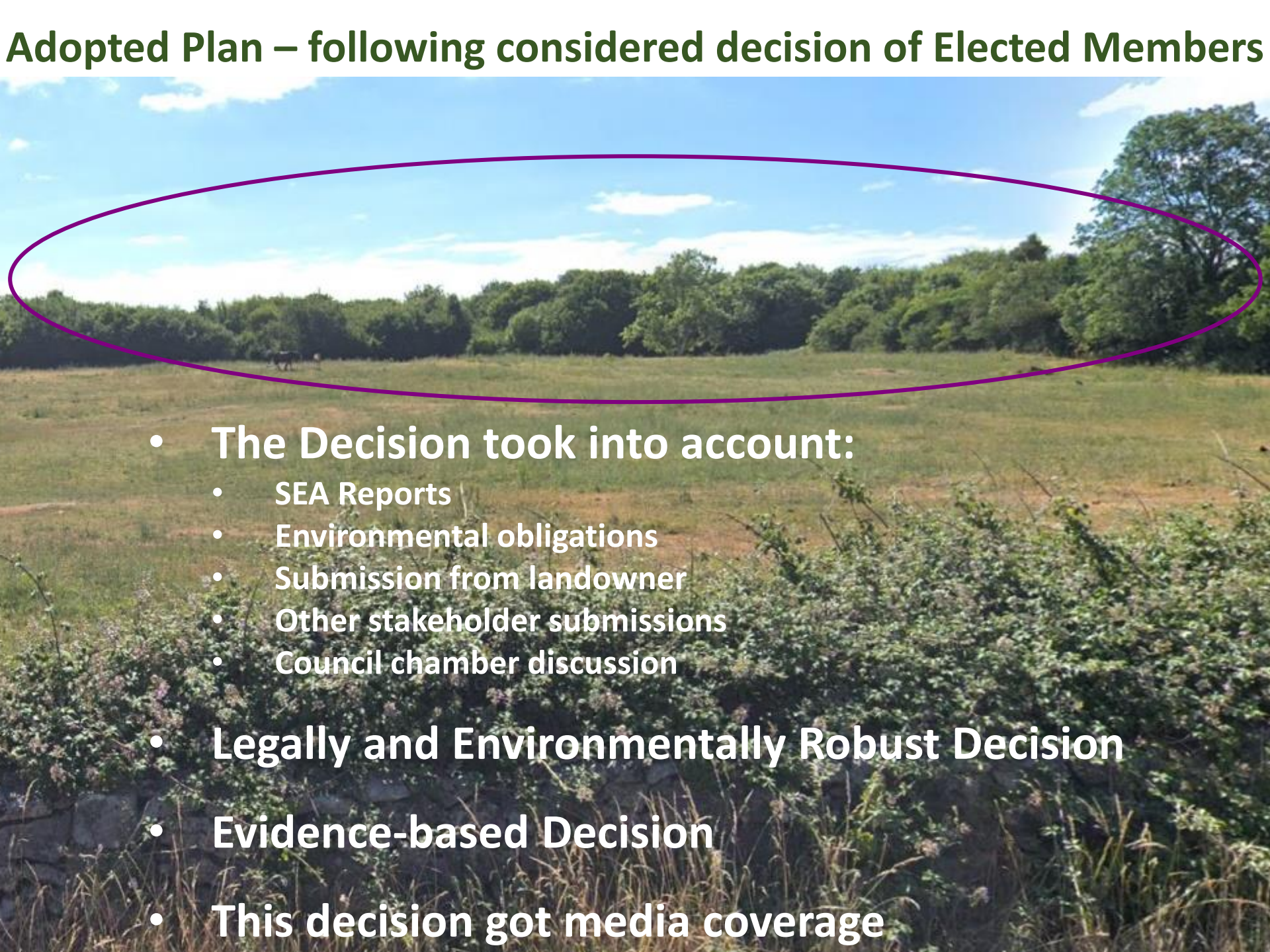
# Plans, Projects and Environmental Assessments

## Statutory Decision-Making and Consent-Granting Framework





# Adopted Plan – following considered decision of Elected Members

- 
- **The Decision took into account:**
    - SEA Reports
    - Environmental obligations
    - Submission from landowner
    - Other stakeholder submissions
    - Council chamber discussion
  - **Legally and Environmentally Robust Decision**
  - **Evidence-based Decision**
  - **This decision got media coverage**

# Why SEA?

- **Your Guide to the best areas for development**
- **Enables you to direct development towards robust, well-serviced and connected areas in your County**
- **Greater certainty to developers and the public**
- **Your Plans are more likely to be adopted without delays or challenges**
- **Planning applications more likely to be granted permission**
- **Environmental mitigation more likely to cost less**
- **Enables Environmental Protection and Sustainable Development – and protects reputation of Council**

**Plan Preparation / SEA / AA / SFRA Process Begins**



**SEA Scoping Consultations with Statutory Environmental Authorities**

**Scoping Report**



# Key Environmental Issues for Development Plans

Environmental Component	Sensitivities/Issues
Biodiversity, flora and fauna	Greenfield development: loss of habitats, species and ecological connectivity Pollution
Air & climatic factors	Air Quality Climate Mitigation and Adaptation
Water	Quality of all waters Flooding
Population & human health	Provide infrastructure and services through compact development in settlements Interactions with water, air and soil
Soil	Loss of soils as a result of greenfield development Contaminated soils
Material assets	Public assets and infrastructure
Cultural Heritage	Archaeological Architecture
Landscape	Designations

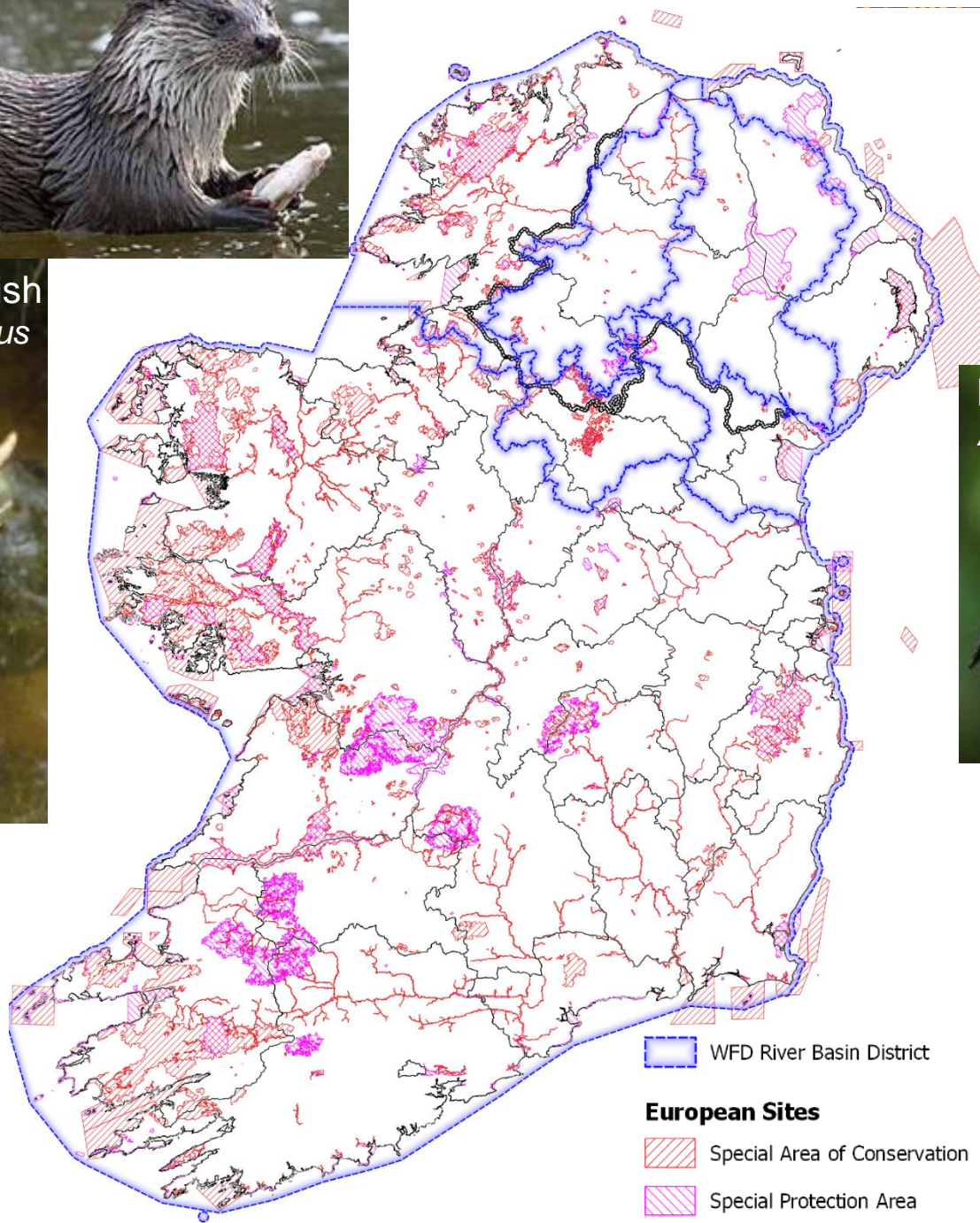
Otter  
*Lutra lutra*



White-tailed Crayfish  
*Austropotamobius pallipes*



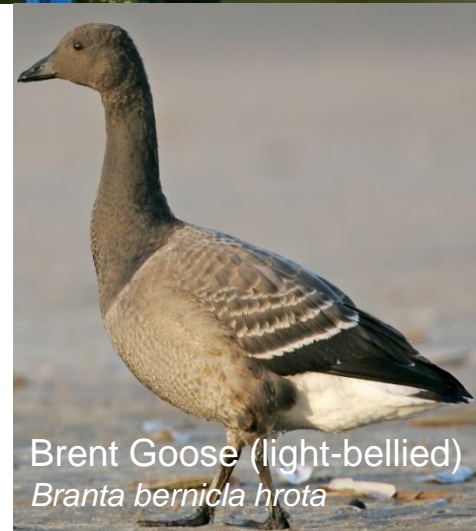
Narrow-mouthed  
whorl snail  
*Vertigo angustior*



Salmon *Salmo salar*



Kingfisher  
*Alcedo atthis*



Brent Goose (light-bellied)  
*Branta bernicla hrota*

# Where are Ireland's emissions coming from?



**Energy Industries**

17% total

↓ -11.7%



**Transport**

20% total

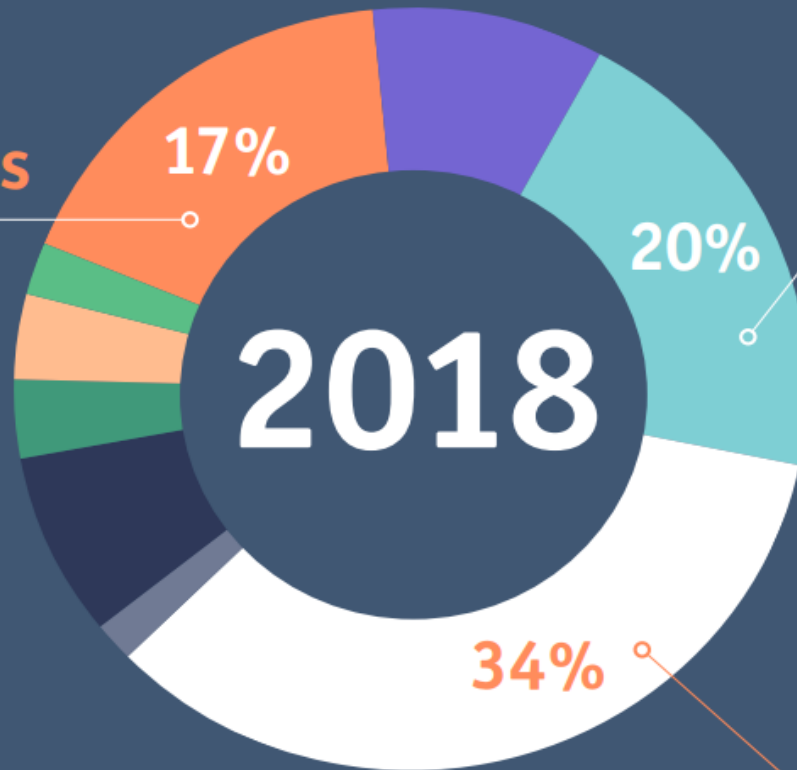
↑ +1.7%



**Agriculture**

34% total

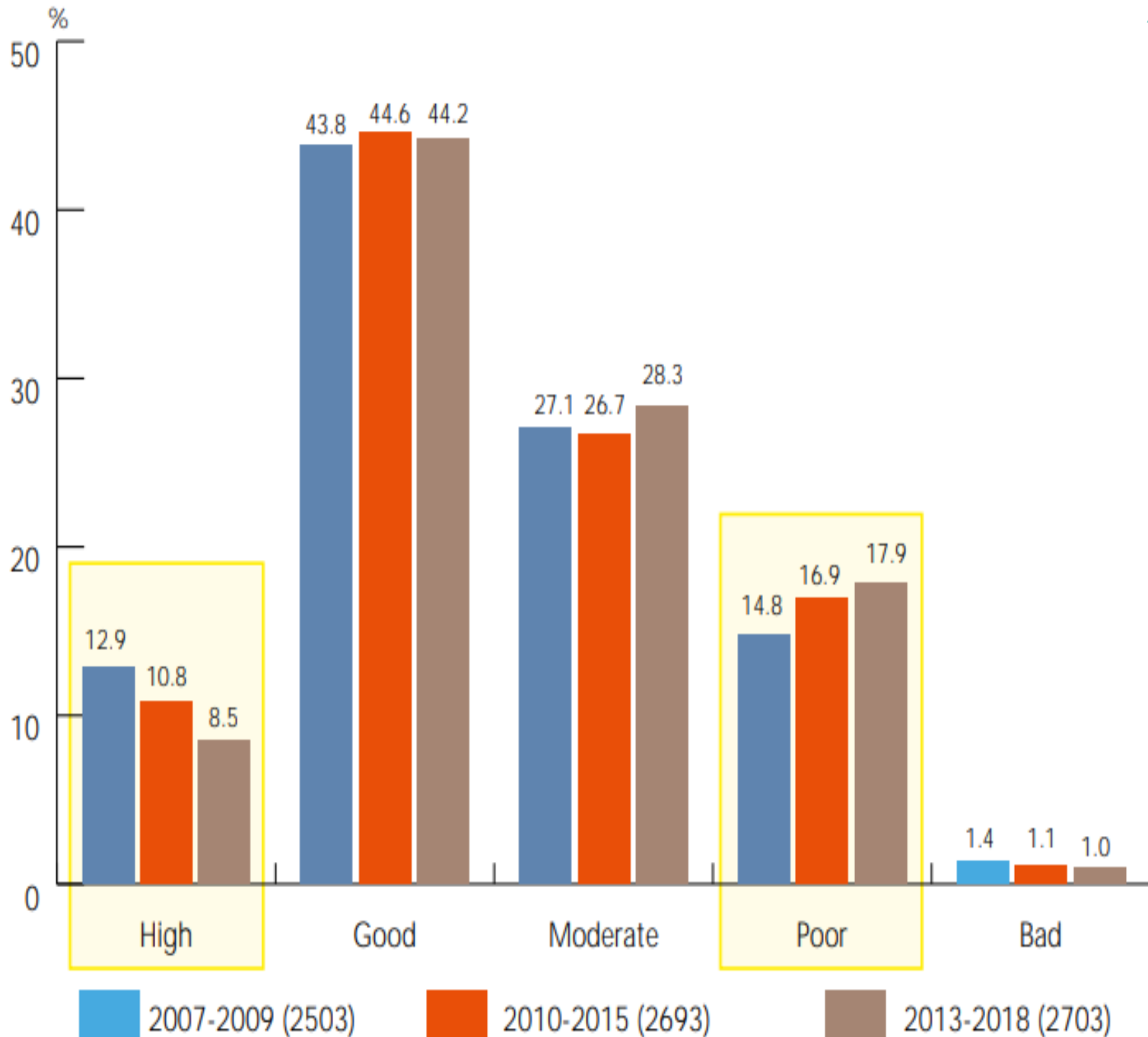
↑ +1.9%



**71%** of our greenhouse gas emissions come from Energy Industries, Agriculture and Transport.

Emissions from Energy industries declined by over 11.7% in 2018 due to less coal. However, Agriculture and Transport emissions have increased significantly in the last 3 years.

# Percentage of Water Bodies





# Fluvial Flooding, Cork City





**Tidal/Fluvial Flooding Shannon Estuary, Homes Destroyed,  
Coonagh, Limerick, 2019**





# SFRA and Land Use Planning

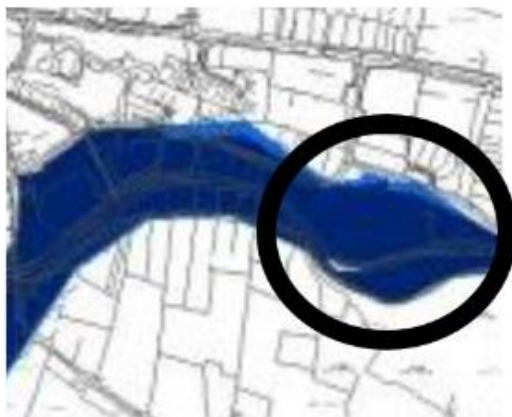
**Clifden Plan - Zoning  
Pre Guidelines (2009)**



RESIDENTIAL



**Clifden SFRA Flood Zones prepared  
for 2013 Plan, Post Guidelines**



● Flood Risk Zone A

● Flood Risk Zone B

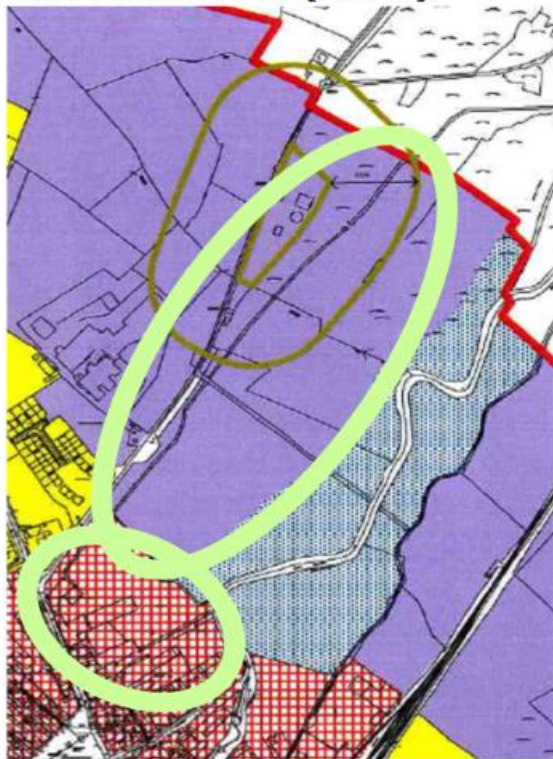
**Clifden Plan - Zoning  
Post Guidelines (2013)**



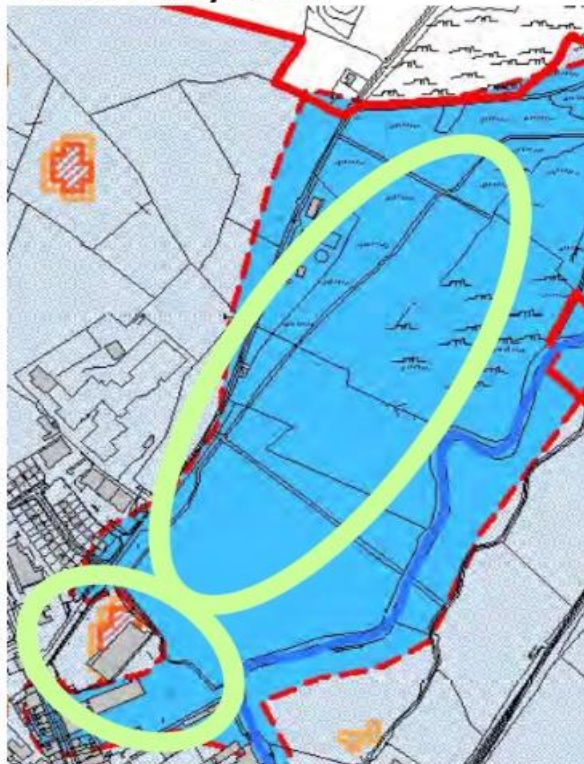
OS - Open Space / Recreation / Amenities

# SFRA and Land Use Planning

**Gort Plan - Zoning  
Pre Guidelines (2006)**

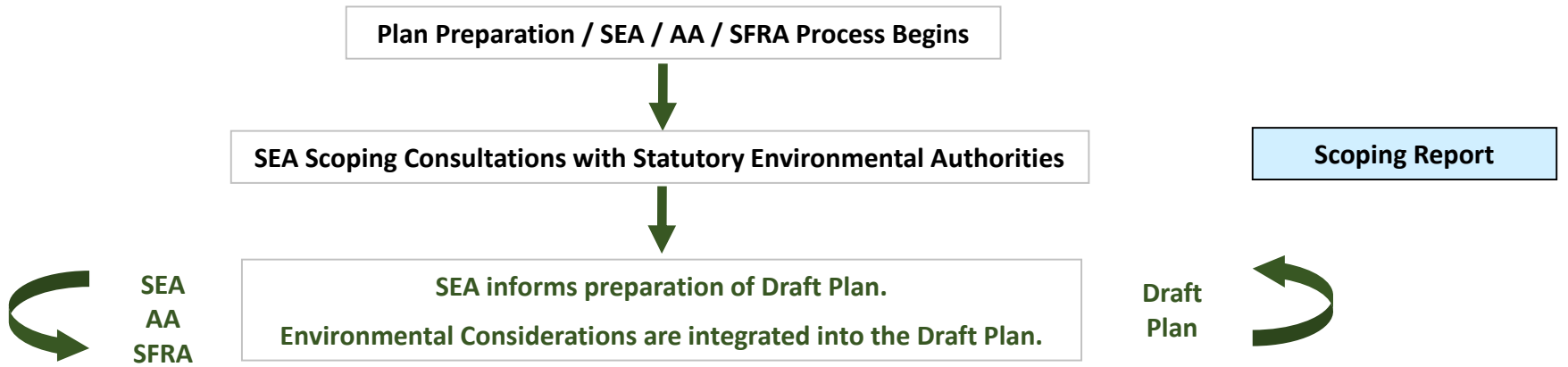


**Gort Flood Zones prepared for  
2013 Plan/SFRA**



**Gort Plan - Zoning  
Post Guidelines (2013)**









# Poolbeg, Dublin Docklands

DRUMCONDRA

Eastpoint Business Park

Clontarf

Dollymount

The Royal Dublin Golf Club

EAST WALL

Dublin Port

NORTH WALL

Trinity College Dublin

National Gallery of Ireland

Ringsend

Irishtown

Sandymount

BALLSBRIDGE

Herbert Park

Deer Park



Port Access

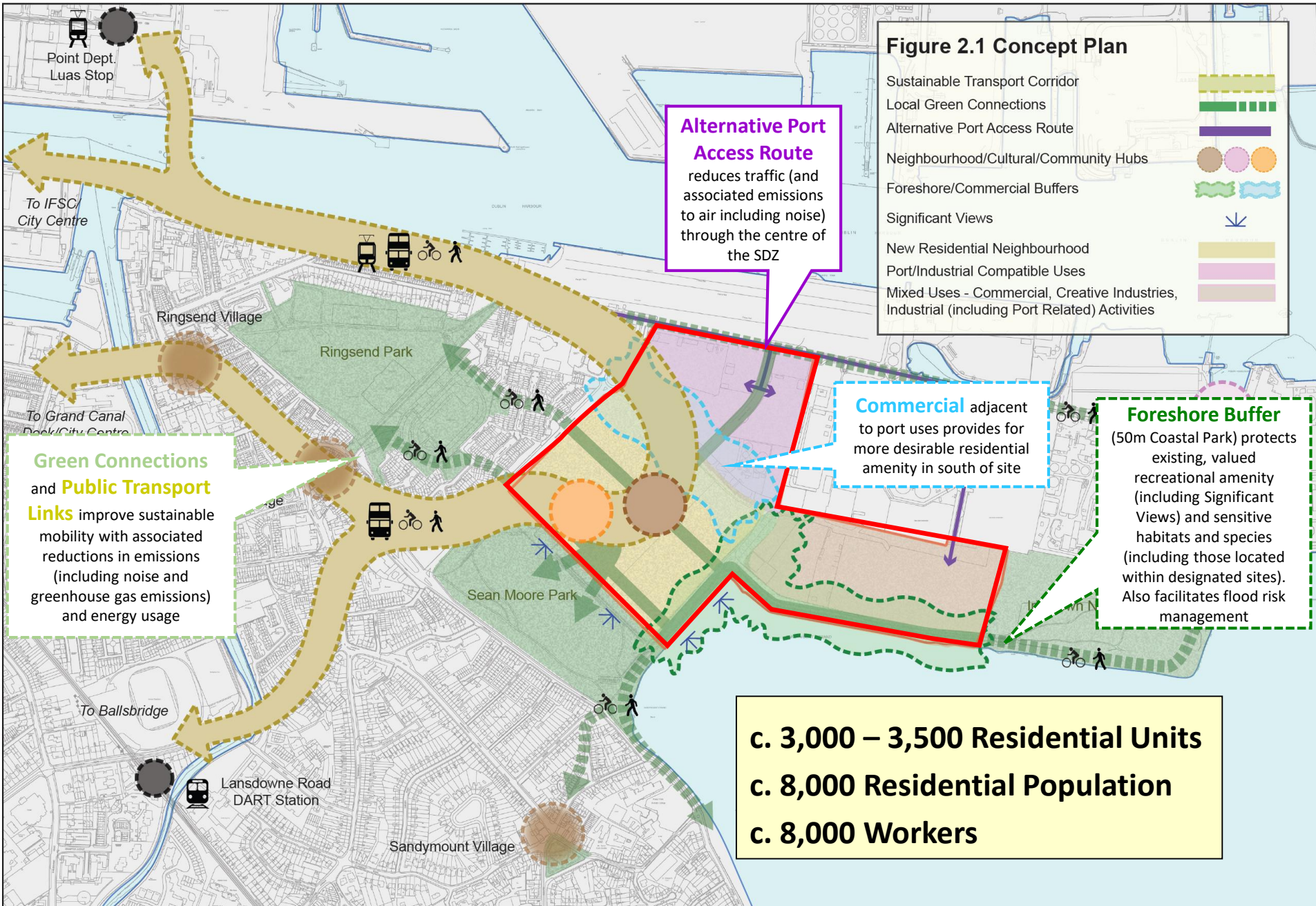


Port/Industrial Uses





# Poolbeg, Dublin Docklands

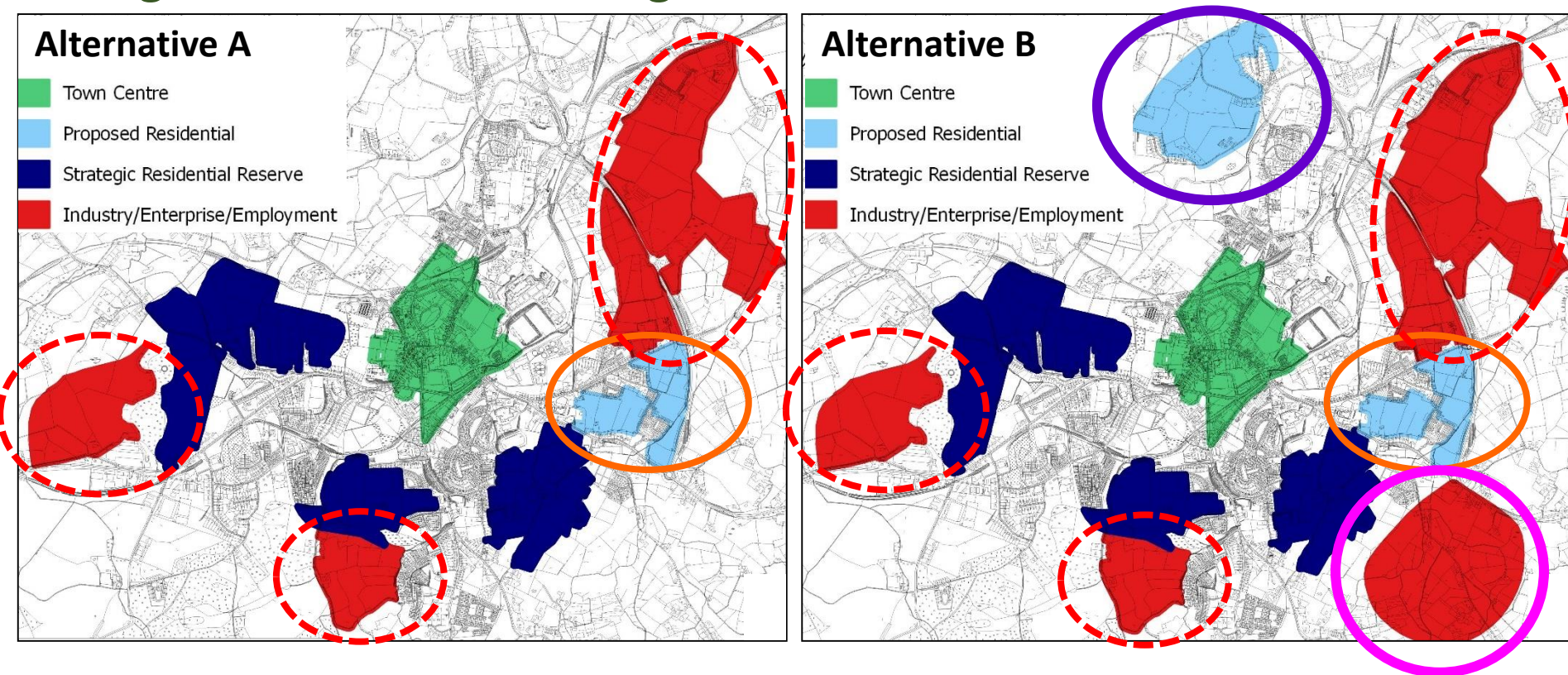




# Alternatives for Your Plan

- **Alternatives are required by the European SEA Directive**
- **SEA enables consideration of alternatives for the Plan so that you can make an informed decision**
- **By considering the environmental effects and other issues associated with different alternatives, the best alternative can be selected**
- **Alternatives often relate to the extent of lands to be developed and where to develop**

# Monaghan CDP 2019 – Monaghan Town



- Both provide enough land for development, B provides extra
- Residential Uses closest to the existing centre – best for emissions and sustainable mobility
- Residential Uses, further away from the centre – less opportunities for sustainable mobility, higher number of car-based journeys and emissions
- Employment zoning reflects existing/adjacent uses – enabling colocation/expansion
- Additional Employment Uses – introduce unnecessary impacts from greenfield development
- Members selected Alternative A... Most legally and environmentally robust

Plan Preparation / SEA / AA / SFRA Process Begins

SEA Scoping Consultations with Statutory Environmental Authorities

Scoping Report

SEA  
AA  
SFRA

SEA informs preparation of Draft Plan.  
Environmental Considerations are integrated into the Draft Plan.

Draft  
Plan

Pre-Draft Plan and SEA/AA/SFRA documents considered by Elected Members before public display  
– SEA/AA/SFRA are undertaken on any changes to pre-Draft Plan and findings documented

*Public display of Draft Plan and SEA/AA/SFRA docs*

Draft Plan  
SEA ER  
AA document  
SFRA document

Members consider Chief Executive's Report Recommendations and may propose Motions  
– ultimately agreeing on Proposed Material Alterations

*Public display of Proposed Material Alterations and SEA/AA/SFRA docs*

SEA/AA/SFRA Advice:  
CE Recommendations  
& Members' Motions

Members consider Chief Executive's Report and may propose Motions for Modifications

- Modifications **have to relate to the Proposed Material Alterations**
- Modifications **cannot be likely to have significant environmental effects**
- Modifications **cannot adversely affect the integrity of a European Site**
- Modifications **cannot increase an area of land zoned for any purpose**
- Modifications **cannot add or delete from the record of protected structures**

SEA/AA/SFRA Advice:  
CE Recommendations  
& Members' Motions

Plan is adopted and documents are circulated to the OPR for review

SEA Statement is made public, detailing how environmental considerations were integrated into the Plan

SEA Statement

# Summary of Key Points

- **As Elected Members you are the Planning Authority and the Decision-Makers - your decisions are open to scrutiny**
- **You must understand and comply with the Strict Environmental Obligations set by EU Directives that have been signed up to by Ireland**
- **SEA, AA and SFRA are your Guides**
- **Enable you to direct development towards robust, well-serviced and connected areas in your County**
- **Evidence-based planning and Compact development make decisions more legally and environmentally robust**