

NOTE ON PRE-SCREENING FOR APPLICABILITY OF STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

Regarding – proposed amendments to the Draft Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHPLG (Dec. 2017 Update) - following public consultation carried out in December 2017 to January 2018 (i.e the February 2018 Update).

Formal SEA Screening was carried out by DHPLG on the draft Sustainable Urban Housing Design Standards for New Apartments – Guidelines for Planning Authorities, DHPLG- Update 2017 in accordance with the SEA Directive. The draft Update Guidelines document and associated SEA screening report were issued to the appropriate SEA environmental authorities in December 2017 as part of the SEA screening process, pursuant to SI 435 of 2004 as amended by SI 200 of 2011.

Submissions were received from two Environmental Authorities- NPWS and EPA in January 2017 following the screening consultation.

The draft Update Guidelines 2017 was determined not to require SEA.

Following a separate public consultation process on the 2017 Update Guidelines, a number of clarifications and amendments were proposed for the draft Update Guidelines. These changes relate to internal aspects of policies already stated in the published/screened draft Update Guidelines, including revised guidance on Cycle parking; units per core in build-to-rent (BTR) developments; flexibility on shared living formats; clarification on floor to ceiling heights; technical daylight / sunlight assessment criteria, long-term management requirements and a reduction in the size of infill sites to which SPPR2 applies (from 0.4ha to 0.25ha)

These proposed modifications to the Dec. 2017 Update Guidelines (ie contained in the February 2018 Update) are within the environmental envelope already assessed as part of the formal SEA screening process for the Dec. 2017 Update.

It is considered that the changes proposed for the draft Sustainable Urban Housing design Standards for New Apartments – Guidelines for Planning Authorities, DHPLG- Dec 2017 made subsequent to the public consultation (ie comprising the February 2018 Update) are not likely to have significant environmental impacts and do not set a framework for future development consent to the extent that the next stage of the SEA process is required or can be undertaken. Accordingly, the draft Guidelines, as amended (February 2018 Update) are not likely to have significant effects on the environment and do not require the preparation of an environmental report or further public consultation, for the purposes of SEA.

Forward Planning Section, DHPLG

22 February 2018

NOTE ON HABITATS DIRECTIVE/ APPROPRIATE ASSESSMENT (AA) SCREENING

Regarding – proposed amendments to the Draft Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, DHPLG (Dec. 2017 Update) - following public consultation carried out in December 2017 to January 2018 (i.e the February 2018 Update).

Separate to the above SEA pre-screening exercise, the February 2018 draft Update Guidelines have also been screened by DHPLG with regards to the Habitats and Birds Directives to determine whether the amendments to the already AA-screened December 2017 draft Update Guidelines are likely to have a significant effect on Natura 2000 sites.

Having regard to the fact that:

- the changes proposed in the February 2018 draft Update Guideline (which changes are set out separately in the SEA pre-screening note) relate to internal aspects of policies already stated in the published/AA screened December 2017 draft Update Guidelines;
- that the proposed modifications to the Dec. 2017 Update Guidelines are within the environmental envelope already assessed as part of the AA screening process for the Dec. 2017 Update Guidelines; and
- that the proposed changes to the Dec 2017 Update Guidelines are such that it is not possible to characterise any effects nor an area likely to be affected;

the outcome of screening for appropriate assessment is therefore the determination that the proposed changes in the February 2018 draft Update Guidelines pose no risk of a significant effect on the environment. Accordingly, no unexpected or significant environmental effects on Natura 2000 sites (i.e. Special Areas of Conservation (SAC) and Special Protection Areas (SPA)) can be identified and therefore and no further assessment is required.

Forward Planning Section, DHPLG

22 February 2018