

WHITECHURCH STREAM FLOOD ALLEVIATION SCHEME

Planning Report in Accordance with Section 177AE of Planning and
Development Act 2000 (as Amended)



MDW0825
Whitechurch Stream Flood
Alleviation Scheme
F01
06 Jul. 2020

PLANNING REPORT UNDER SECTION 177AE

Document status

Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
F01	Final	MH	LK	MD	06/07/20

Approval for Issue

MD



6 July 2020

© Copyright RPS Group Limited. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by RPS Group Limited no other party may use, make use of or rely on the contents of this report.

The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by RPS Group Limited for any use of this report, other than the purpose for which it was prepared.

RPS Group Limited accepts no responsibility for any documents or information supplied to RPS Group Limited by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made.

RPS Group Limited has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy.

No part of this report may be copied or reproduced, by any means, without the written permission of RPS Group Limited.

Prepared by:

RPS

West Pier Business Campus
Dun Laoghaire, Co. Dublin A96 N6T7

T +353 1 488 2900

Prepared for:

South Dublin County Council

South Dublin County Council, County Hall
Tallaght, Dublin 24

T +353 1 414 9000

Dublin | Cork | Galway | Sligo
rpsgroup.com

RPS Group Limited, registered in Ireland No. 91911
RPS Consulting Engineers Limited, registered in Ireland No. 161581
RPS Planning & Environment Limited, registered in Ireland No. 160191
RPS Engineering Services Limited, registered in Ireland No. 99795
The Registered office of each of the above companies is West Pier
Business Campus, Dun Laoghaire, Co. Dublin, A96 N6T7



Contents

1	INTRODUCTION	1
1.1	Structure of Report	1
2	SITE LOCATION.....	2
2.1	Flooding History	4
3	PROPOSED DEVELOPMENT	5
3.1	Rationale	5
3.2	Economic Benefit	5
3.3	Environmental Benefit	5
3.4	Safety	6
3.5	Recreational activities and Landscape & Visual Impact	6
3.6	Proposed Works.....	6
4	LEGISLATIVE CONTEXT	10
4.1	Section 177AE, Planning and Development Act 2000 (as amended)	10
4.2	Environmental Impact Assessment Screening	10
4.3	Appropriate Assessment (NIS).....	11
4.4	Land Requirement.....	12
5	POLICY CONTEXT	13
5.1	European Context	13
5.2	National Context.....	13
5.3	Regional Context.....	15
5.4	Dodder CFRAM.....	16
5.5	Local Context- South Dublin County Development Plan 2016-2022	16
6	CONSULTATION IN THE DESIGN PROCESS	22
6.1	Consultation with the Public	22
6.2	Consultation with Landowners	22
6.3	Consultation with Elected Representatives.....	22
6.4	Consultation with SDCC Planning Department.....	22
7	PROPOSED DEVELOPMENT PLANNING REVIEW	23
7.1	Permitted Development.....	23
7.2	Development Refused Permission.....	24
7.3	Current Planning Applications.....	25
8	CONCLUSIONS.....	26

Figures

Figure 2-1: Site Location Map	3
Figure 2-2: Records from the 2007 Flooding Event within Study Area	4
Figure 3-1: Areas 1, 2 and 3.....	7
Figure-3-2: Areas 4, 5, and 6.....	9
Figure 3-3: Areas 7 & 8.....	9
Figure 5-1: Fluvial Flood Zone Map.....	17
Figure 5-2: SDCC Land Use Zoning Map10.....	19
Figure 7-1: Location of Planning Applications	25

Appendices

Appendix A Newspaper Notice	27
Appendix B Site Notice & Letters to Residents	28
Appendix C List of Prescribed Bodies Issued with Notice and Copy of Cover Letter	29
Appendix D Natura Impact Statement Report (NIS).....	30
Appendix E Environmental Impact Assessment Screening Report (EIAS).....	31
Appendix F Ecological Impact Assessment Report (EclA).....	32
Appendix G Environmental Report (ER).....	33
Appendix H Landscape and Visual Impact Assessment Report (LVIA).....	34
Appendix I Arboricultural Assessment Report.....	35
Appendix J Engineering Services Report.....	36
Appendix K Planning Application Drawings.....	37

1 INTRODUCTION

RPS is instructed by South Dublin County Council (SDCC) to prepare this Planning Report to support an application for approval under Section 177AE of the *Planning and Development Act 2000* (as amended) (hereafter referred to as the Act) in respect of proposed flood alleviation works along a 1.5km section of Whitechurch Stream, Co. Dublin.

This application is being made to An Bord Pleanála under Section 177AE of the Act. Section 177AE of the Act requires that local authority developments that require appropriate assessment must be submitted for approval to An Bord Pleanála, accompanied by a Natura Impact Statement. The Whitechurch Stream Flood Alleviation Scheme has been screened for appropriate assessment and it has been determined that a Stage II Appropriate Assessment (NIS) is required.

The proposed development consists of raising banks, riverbank improvement, removal of trees and other vegetation, building new walls and / or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, provision of trash screens and debris traps and other associated works. All the works are limited to within the flood plain of the Whitechurch Stream.

A full description of the proposed development is contained within **Section 3** of this report and documentation accompanying this report.

The purpose of this report is to provide the Board with appropriate information to assist in its determining whether approval should be granted for the proposed development under section 177AE.

1.1 Structure of Report

The structure of this planning report is as follows:

Chapter 1: Introduction – Report context, purpose and structure.

Chapter 2: Site Location – Flooding within the study area.

Chapter 3: Description of Proposed Development (i.e. Whitechurch Stream Flood Alleviation Scheme).

Chapter 4: Legislative Context –Section 177AE and related matters.

Chapter 5: Policy Context – European, national, regional, local and planning guidance documents.

Chapter 6: Consultation in the Design Process

Chapter 7: Proposed Development Planning Review - An analysis of planning applications within the Study Area.

Chapter 8: Conclusions

This report draws on information provided in the following reports, also prepared by RPS Group:

- *Natura Impact Statement* (April 2020);
- *Whitechurch Stream Flood Alleviation Scheme Ecological Impact Assessment Report* (April 2020);
- *Environmental Impact Assessment Screening Report* (April 2020); and
- *Whitechurch Stream Flood Alleviation Scheme Landscape and Visual Assessment* (2020).

This report also draws on information provided in the *Preliminary Design Report* prepared by the OPW (July 2019).

2 SITE LOCATION

The Whitechurch Stream is a tributary of the Dodder River and rises between Tibbradden and Kilmashogue Mountains in South County Dublin and flows to its confluence with the Dodder at Willbrook.

The proposed flood relief works are located along the section of the Whitechurch Stream from the junction of Willbrook Road and Whitechurch Road, through St Enda's Park, Rathfarnham, Dublin 14. The most northern point of the subject site is located c.850m south of the Rathfarnham Village and c. 1.75km west of Dundrum Town Centre.

The subject site includes part of the Whitechurch Stream and associated infrastructure from within St Enda's Park down to the upstream face of the bridge inlet crossing Willbrook Road covering c.1.5km. **Figure 2-1** shows the extent of the subject site.

With the exception of St. Enda's Park, the remainder of the proposed development is located in a largely urbanised environment. The study area also includes car garages, a funeral home, industrial unit and public open space.

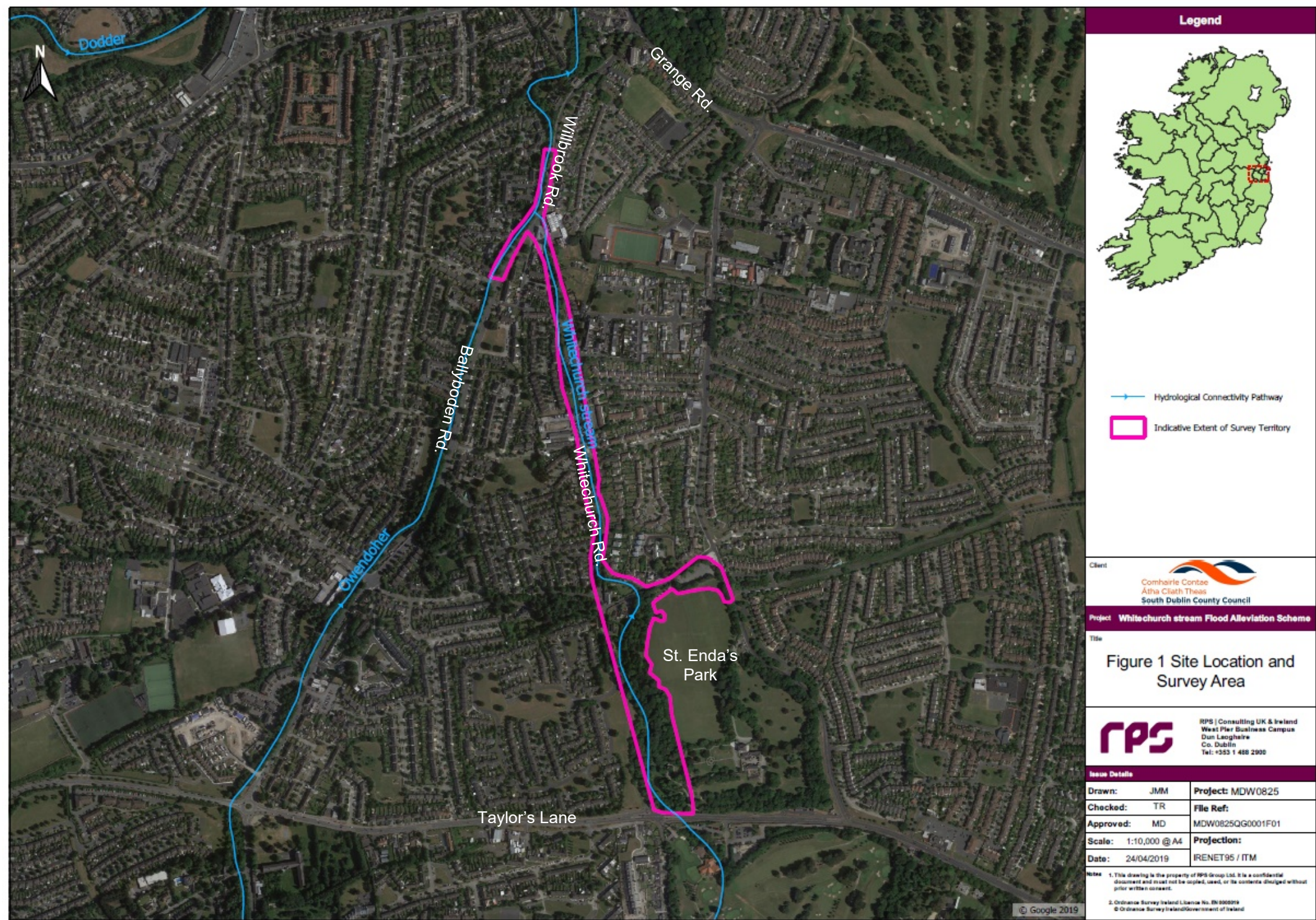


Figure 2-1: Site Location Map

2.1 Flooding History

The Whitechurch Stream flows through both parkland and urbanised areas within the study area. The stream is heavily modified with several bridges, culverts and weirs. Flooding within the study area along this stretch of the stream has been attributed to low stream banks / overtopping of existing defences or insufficient channel/floodplain capacity. In addition, there is insufficient capacity at several bridge/culvert-structures causing water to back-up producing elevated upstream water levels. There are also two large weir structures along the stream which locally, exacerbated by blockage, increase upstream water levels, reducing available freeboard and increasing flood risk. As a result, flooding overtops the riverbanks and there have been a number of reported incidences of flooding along the Whitechurch Stream within the study area in the last number of decades including:

- August 25th / 26th, 1986 - Hurricane Charley; with well over 300 properties affected by the flooding;
- 2007 and 2008, flooding along the Whitechurch Stream
- October 24th, 2011 – Heavy Rainfall in the Greater Dublin Area; widespread flooding throughout the Dodder catchment.

Figure 2-2 shows flooding within the study area in 2007.



Figure 2-2: Records from the 2007 Flooding Event within Study Area

2.1.1 2007 and 2008, flood events along the Whitechurch

The flooding on the 22nd June 2007 was caused by an extreme rainfall event in the Whitechurch river catchment. Flooding was reported in three locations within the model area namely Whitechurch School, Taylors Lane and Grange Park.

The flooding was exacerbated by local blockage of the double culvert at Whitechurch School, which resulted in flow backing up and causing a water level rise of approximately 1.5m. This rise in water level at this location caused the perimeter wall at Whitechurch School to collapse, sending a flood wave downstream and resulting in the extremely high peak flow, which carried significant amount of sediments and debris. Water levels then built up at the temporary works at Taylor Lane, causing flooding of the road and car park area. Flood relief works were undertaken by the contractor to allow free passage of cars and reducing water levels in this area.

3 PROPOSED DEVELOPMENT

3.1 Rationale

The Whitechurch Stream has, in the subject area, caused flooding on a number of occasions. This flooding has been attributed to low stream banks/overtopping of existing defences or insufficient channel/floodplain capacity. The objective of the project is to provide security from flood events and improve conveyance of flood waters.

The key objectives of the proposed Whitechurch Stream Flood Alleviation Scheme are as follows:

- Provide a Flood Alleviation Scheme that integrates with the existing public space;
- Provide flood defence measures to improve protection against flooding in some of the most vulnerable areas of St. Enda's Park and Whitechurch Road;
- Create a high quality, safe and functional environment;
- Enhance the riverside experience for pedestrians; and
- Refurbish the existing route walls to ensure their long-term integrity into the future.

3.2 Economic Benefit

The Whitechurch stream has caused serious past flooding events; leading to damage and destruction of public infrastructure and private property.

The Cost Benefit Ratio for the Flood Alleviation Scheme at preliminary design stage is 3.61 as set out in the OPW *Preliminary Design Report*.

A hydraulic modelling and cost benefit analysis identified the proposed works as the preferred solution. The scheme is designed to mitigate for the 1% AEP (1 in 100 year) flood event. The proposed Scheme will provide protection for approximately 52 properties in SDCC areas and will prevent fluvial flooding from the Whitechurch Stream for flood events up to and including the 100-year Return Period event. The proposed solution reduces the flood risk to properties adjacent to St. Enda's Park and downstream along the Whitechurch Road.

The Whitechurch Flood Alleviation Scheme will also reduce flood damage costs to the local council and landowners. This scheme will prevent extreme rainfall events from flooding and damaging property within the study area.

3.3 Environmental Benefit

Flooding can damage habitats and soils within and adjacent to the stream. The proposed Whitechurch flood alleviation scheme was assessed to be the least invasive option in terms of disturbance of the bed and the current hydro morphological regime.

With the exception of the lower riverine sections of St. Enda's Park, the remainder of the proposed development is located in a largely urbanised environment. Notwithstanding this fact, the ecological sensitivity of the corridor is recognised with the connectivity between the St Enda's park and downstream area towards the Dodder. Surveys focussed on sensitive species and habitats were carried out by specialists and licenced ecologists. These included *inter alia*, an aquatic survey, a dedicated otter survey and a bat activity survey along the watercourse. The proposed works have been reviewed to avoid significant changes to the receiving environment, as far as was possible. An iterative process was undertaken to minimise change to habitats or / and disturbance to biodiversity.

The *Whitechurch Stream Flood Alleviation Scheme Ecological Impact Assessment Report* included in the application documentation concludes that with the implementation of the mitigation measures outlined

therein, it is considered unlikely that there will be any residual impacts as a result of the proposed development.

3.4 Safety

Flood conditions expose the public to hazards. Fast moving water can exert pressure of up to four times its speed against the legs of someone attempting to cross it. Flood conditions, which can be compounded by high winds and heavy rain can lead to illness and injury. Obstacles can be disguised under high levels of water, such as debris, and cause injury.

3.5 Recreational activities and Landscape & Visual Impact

Flooding poses a threat to recreational activities such as walking along the banks of the Whitechurch Stream. When the stream's banks burst, it becomes dangerous and an unattractive place to walk, run or cycle.

A key ecological and visual impact assessment measure has been the retention of as many trees as possible and new planting including trees. Mitigation measures have been identified in the *Landscape and Visual Impact Assessment Report* and the *Environmental Report* that require the project backer and the appointed contractor to undertake works in a sustainable manner and according to legislative requirements as well as best practice construction methodologies.

The *Landscape and Visual Impact Assessment Report* included in the planning application documentation sets out the impacts of the proposed development and has concluded:

Changes to the character of the park landscape at St Enda's Park will be fairly limited

- An overall not significant beneficial effect is predicted to arise to the landscape character of the Whitechurch Road urban area at year one. At year 15 with maturing planting associated with the proposed scheme, moderate and significant beneficial effects are predicted to arise.
- Adverse visual effects will arise to recreational walkers on the footpath within St Enda's Park adjacent to the Proposed Development due to the availability of views of tree losses and proposed flood relief structures at very short range. These effects are not predicted to be significant.
- On Whitechurch Road during year 1 of operation, significant adverse visual effects are expected to arise at 2 no. viewpoints considered (9 and 10) due largely to the loss of mature trees. Some beneficial visual effects will be associated with the replacement of existing structures and palisade fencing with structures, including flood defence walls faced in stone at viewpoints 2 – 8. Some of these will also benefit from the proposed planting.
- During year 15 significant beneficial visual effects will arise at viewpoints 2, 3 and 5 due to the proposed planting which will have matured.

3.6 Proposed Works

Advance works for the proposed development will entail a temporary works compound, to be located in a corner of the existing car park at the front of St. Enda's Park, off Sarah Curran Road. This facility will be secured from unauthorised access for the duration of the works and will include offices, welfare facilities, parking for car and plant at night, storage of equipment materials used in the construction phase.

The estimated time frame for construction works is approximately 12 months. The works are likely to be phased in sections due to accessibility and seasonal constraints regarding instream works (where needed) and in accordance with best practice and any conditions that may be attached to a decision.

The proposed development of the Whitechurch Stream Flood Alleviation Scheme involves new hard defence measures. These defence measures include raising banks, riverbank improvement including, removal of

trees and other vegetation, building new walls and / or reinforcing existing ones, increasing existing wall heights, replacement of low-level bridges, and provision of trash screens and debris traps.

The works will be constructed in accordance with the *Safety, Health and Welfare at Work (Construction) Regulations 2013* and are detailed hereunder.

The Scheme consists of a series of proposed flood alleviation measures for each of the 8no. areas divided for ease of reference as described below:

- Area 1 - Area downstream of Taylor's Lane and within St Enda's Park (Ch.: 0+000- 0+510.10),
 1. No flood alleviation measures proposed for this area.
- Area 2 - Area between St Enda's Park and Sarah Curran Bridge Inlet(Ch.: 0+510.10- 0+572.25),
 1. Localised bank raising with rip rap erosion protection on the left bank to the design Level of 65.1m OD for approx. 50m length,
 2. Woodland planting on the left bank of Whitechurch Stream in St Enda's Park;
 3. Removal of trees and bankside vegetation to accommodate the proposed Works,
 4. Debris Trap and slipway at a suitable location upstream of Sarah Curran Bridge.

Area 3 - Area downstream of Sarah Curran Bridge outlet to Whitechurch Road Bridge Inlet (weir) (Ch.: 0+578.80- 0+688.70),

5. Tree removal along the left bank to reduce blockage risk at Whitechurch Rd. Bridge,
6. Bank protection measures on the left bank,
7. Replacement of the wooden foot bridge approximately at Ch. 620. The replacement bridge will be a timber bridge of similar size and in the same location as the existing.

Areas 1,2 and 3 are outlined in **Figure 3-1**.

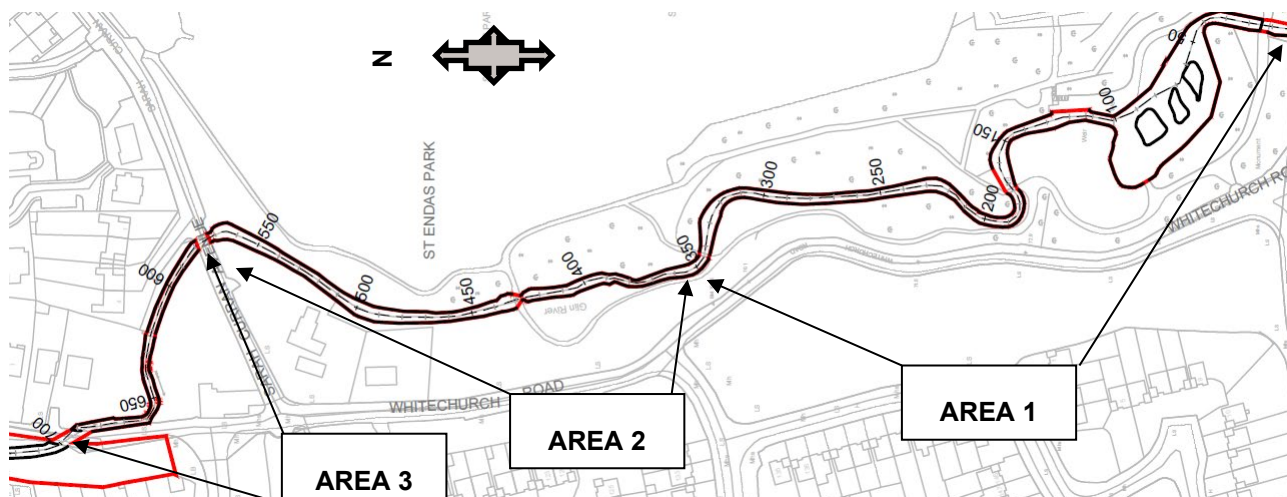


Figure 3-1: Areas 1, 2 and 3

- Area 4 – Area from Whitechurch Road Bridge Outlet to St Gatiens Culvert inlet (Ch.: 0+700- 0+803.03),
 1. Tree clearing and vegetation removal on the right bank will be required to reduce blockage risk and to accommodate new flood defence walls.
 2. Bank protection will be required on the left bank.
 3. Underpinning will be required on the left bank.
 4. Proposed tree planting, bulb planting and grass seeding on Whitechurch Road – south of St Gatiens Court.

5. New flood wall on the right bank side tying to existing stone wall (Level 62.95mOD) approximately 27m downstream of Whitechurch Rd. Bridge Outlet.
 6. New head wall at culvert inlet at level 62mOD with return wall on left bank which will replace existing railing.
 7. New right bank flood wall replacing existing fence. Design level at 62mOD. Wall height 1.1m-1.3m.
 8. Permanent sheet piling underneath new walls at St. Gatiens culvert inlet, extended upstream for approximately 30m.
- Area 5 - Area from St Gatiens Court Culvert outlet to the inlet of the Garage Culvert at Rathfarnham Ford (Ch.: 0+828.07- 0+918.61)
 1. Removal of existing trees and vegetation from the right bank of Whitechurch Stream will be required to facilitate the works
 2. New head wall at St. Gatiens Court culvert outlet at level 61.8mOD with return wall left bank replacing railing and tying into existing wall
 3. New right bank flood wall replacing existing low wall and fence. Wall height generally 1.2m but raising to 1.9m at the Garage culvert
 4. Permanent sheet piling underneath new walls at St. Gatiens culvert outlet, extended downstream for 30m
 5. New head wall at culvert inlet level 60.4 mOD with return wall left bank tying into existing left bank wall. Wall height 1.9m
 6. New right bank flood wall tying into new head wall at Garage Culvert inlet at level 60.4mOD
 7. Permanent sheet piling underneath new wall at Garage Culvert inlet, extended upstream for 30m
 8. Proposed tree planting, bulb planting and grass seeding on Whitechurch Road – North of St Gatiens Court.
 9. Staged Trash screen with water level gauge to be provided at Garage Culvert inlet
 - Area 6 - Area from Garage Culvert at Rathfarnham Ford to Willbrook Lawn Twin Culvert Inlet (Ch.: 0+983.91- 1+132.91)
 1. Removal of existing trees and vegetation from both sides of Whitechurch Stream will be required to facilitate the works;
 2. Increase concrete plinth around culvert opening to 600mm above ground level and install new railing,
 3. New head wall to culvert outlet level 58.25mOD. Flood wall left and right bank tying into head wall to design level 58.25mOD. Wall height 1.2m above path level. Right bank wall to tie into existing wall downstream of existing bridge.
 4. Permanent sheet piling underneath new walls left and right bank, at Garage Culvert outlet, extended downstream for approximately 30m
 5. Retention of existing right bank walls downstream of existing bridge at Capri Site. Wall to be clad with stone.
 6. Proposed beech hedgerow within existing open space upstream of Willbrook Lawn twin culvert
 7. Replace metal railing at parking area off Whitechurch Stream Bridge with low level 400mm defence wall and railing to tie into bridge parapet and railing.
 8. Replace left bank existing metal railing with low level defence wall with railing on the left bank, upstream of the inlet of Whitechurch Stream Bridge with wall height 600mm above existing ground levels. Wall and railing to tie into bridge parapet and railing.

Areas 4,5 and 6 are outlined in **Figure 3-2** below.

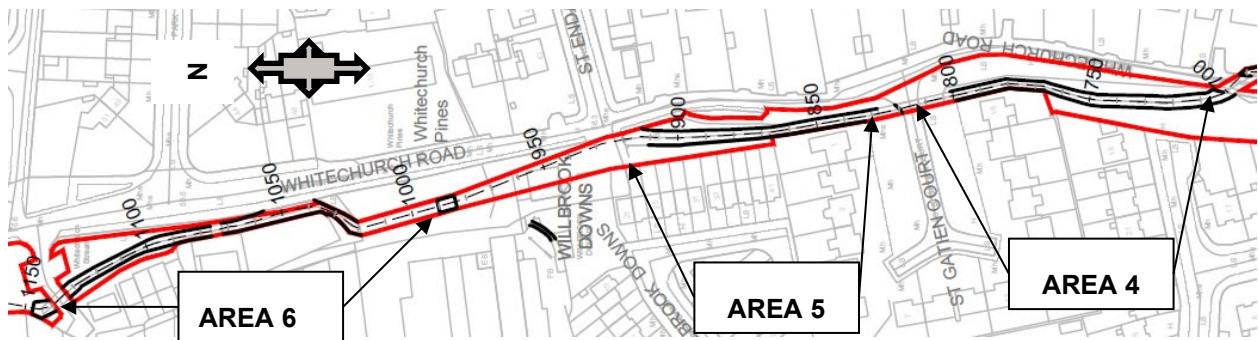


Figure-3-2: Areas 4, 5, and 6

- Area 7 - Area from the outlet of the Twin Culvert at Willbrook Lawn to the Inlet of Bridge crossing Whitechurch Road (Ch.: 1+140.41- 1+410.43).
 1. Return wall around dual culvert inlet to tie into bridge parapet and existing boundary wall.
 2. Proposed tree planting on Whitechurch Road within existing open space immediately south of the junction between Whitechurch Road and Willbrook Lawn
 3. Localised left bank raising with rip rap erosion protection and permanent supports to be provided to decked structures along the bank.
 4. Left bank wire mesh fence panels at 1.2 m height above the footpath
 5. Proposed beech hedgerow along left bank fence.
 6. Right bank railing to be placed above existing wall. Top of railing at 1.2 m height above the footpath.
 7. Removal of existing trees and vegetation from both sides of Whitechurch Stream will be required. Existing walls right bank to be maintained at current level, however remedial works will be required.
 8. Suitably designed staged trash screen with water level gauge to be provided upstream of bridge/culvert face with access from the funeral home.
 9. Proposed planting at the open spaces immediately adjacent to the car park, upstream and downstream of the pedestrian bridge in Willbrook Lawn.
- Area 8 - Bridge crossing Whitechurch Road outlet to Willbrook Road Culvert inlet (confluence with Owendoher) (Ch.: 1+420.20- 1+455)
 1. Tree and bankside vegetation management to reduce blockage risk to the culvert discharging to Owendoher.

Areas 7 and 8 are outlined in **Figure 3-3** below.

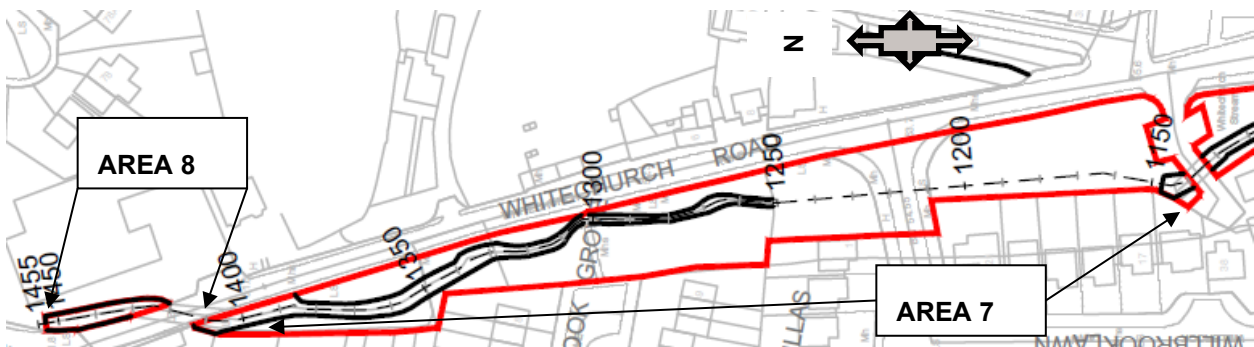


Figure 3-3: Areas 7 & 8

4 LEGISLATIVE CONTEXT

4.1 Section 177AE, Planning and Development Act 2000 (as amended)

This application for approval is being made to An Bord Pleanála (the Board) under 177AE of the *Planning and Development Act 2000*, as amended (the Act). Section 177AE of the Act states:

“(1) Where an appropriate assessment is required in respect of development —

(a) by a local authority that is a planning authority, whether in its capacity as planning authority or in any other capacity, or

(b) by some other person on behalf of, or jointly or in partnership with, such a local authority, pursuant to a contract entered into by that local authority whether in its capacity as a planning authority or in any other capacity, [within the functional area of the local authority concerned, or on the foreshore, (hereinafter in this section referred to as “proposed development”)], the local authority shall prepare, or cause to be prepared, a Natura impact statement in respect thereof.

(2) Proposed development in respect of which an appropriate assessment is required shall not be carried out unless the Board has approved it with or without modifications.

(3) Where a Natura impact statement has been prepared pursuant to subsection (1), the local authority shall apply to the Board for approval and the provisions of Part XAB shall apply to the carrying out of the appropriate assessment.”

The application has followed the procedural requirements of Section 177AE(4) of the Act and Article 249 of the *Planning and Development Regulations 2001*, as amended (the Regulations).

The documents and drawings enclosed as part of this application have also been prepared and checked in accordance with the Act and the Regulations.

4.2 Environmental Impact Assessment Screening

Schedule 5, Part 1 of the Regulations lists projects which require an EIAR. Schedule 5, Part 2 of the Regulations requires that sub-threshold projects require an EIA screening, except in circumstances where the likelihood of significant effects can be excluded. Significant effects may arise due to the nature of the proposed development, its scale or extent and its location in relation to the characteristics of the receiving area, particularly sensitive environments.

Section 172 of the Act provides the legislative basis for mandatory EIA. It states the following:

“An environmental impact assessment shall be carried out by a planning authority or the Board, as the case may be, in respect of an application for consent for:

(a) Proposed development of a class specified in Schedule 5 of the Planning and Development Regulations 2001 which exceeds a quantity, area or other limit specified in that Schedule, and

(b) Proposed development of a class specified in Schedule 5 to the Planning and Development Regulations 2001 which does not exceed a quantity, area or other limit specific in that Schedule but which the planning authority or the Board determines would be likely to have significant effects on the environment”

Schedule 5 of the Regulations sets out at several classes and scales of development that require EIA. The closest project listed to the proposed development is Schedule 5, Part 2, 10.(f)(ii):

“Canalisation and flood relief works, where the immediate contributing sub-catchment of the proposed works (i.e. the difference between the contributing catchments at the upper and lower extent of the works) would exceed 100 hectares or where more than 2 hectares of wetland would be affected or where the length of river channel on which works are proposed would be greater than 2 kilometres.”

The length of river channel on which works are proposed as part of the Whitechurch Stream Flood Alleviation Scheme is c.1.5 kilometres and is therefore below the provision as set out above.

Section 172 of the Act also allows for the consenting authority to require that an EIA be prepared where it is their opinion that a project, even if it is subthreshold, is likely to have significant effect on the environment.

Schedule 5, Part 2, 15. of the Regulations also refers to projects that are subthreshold but that are likely to have a significant effect on the environment:

“Any project listed in this Part which does not exceed a quantity, area or other limit specified in this Part in respect of the relevant class of development, but which would be likely to have significant effects on the environment, having regard to the criteria set out in Schedule 7.”

An EIA screening exercise has been undertaken by RPS. The overall determination of this EIA Screening Report is that the proposed development individually and cumulatively with associated existing and approved development will not result in the potential for significant impacts to arise on the environmental receptors as a result of the proposed development. As such it is concluded that an EIAR is not required.

The EIA screening also concluded that following the implementation of the mitigation measures outlined above, it is considered unlikely that there will be any residual impacts as a result of the proposed development. The EIA Screening Report is enclosed in the application documentation, see **Appendix E**.

4.3 Appropriate Assessment (NIS)

The Habitats and Birds Directives (Directive 92/43/EEC and Directive 2009/147/EC) are the cornerstones of the European Union’s nature conservation policy. They set out various procedures and obligations in relation to nature conservation management in EU member states in general, and habitats and species of European Importance, in particular.

The project at an early stage was subject to Screening for Appropriate Assessment and the conclusion and adopting the precautionary approach in accordance with current guidance, it was recommended that the assessment progress to stage 2 Appropriate Assessment and production of the Natura Impact Statement, which allows for the inclusion of mitigation measures.

Following on from this, a Natura Impact Statement (NIS) (RPS 2020) in support of Appropriate Assessment was carried out to assess the adverse effect on the integrity of any European site(s) as a result of the proposed development.

A number of European sites were identified within the ZOI of the proposed development via the following effect pathways:

- surface water pollution; and
- impacts to QI Otter territory.

To minimise, or even cancel, the negative impacts on European sites that are likely to arise as a result of the proposed development, mitigation measures have been recommended. These mitigation measures provide recommendations for surface water management, invasive species management, emergency responses and environmental training, and site management during construction and operation of the proposed development. Provided the full implementation of mitigation measures, it is envisaged that there will be no significant residual effects on the integrity of any European sites.

It has been concluded in the NIS:

“it is the opinion of RPS that in view of best scientific knowledge and applying the precautionary principle, and in light of the conservation objectives of the relevant European sites, the proposed development, either individually or in combination with other plans or projects, will not have an adverse effect on the integrity of any European site(s), given the implementation of mitigation measures outlined.”

4.4 Land Requirement

Any lands which are required in order to undertake the proposed works will be acquired by agreement and powers set out in the *Local Authorities (Works) Act 1949* which enables *inter alia*, certain local authorities to execute works affording relief or protection from flooding.

5 POLICY CONTEXT

5.1 European Context

In 2007 the EC implemented Directive 2007/60/EC of the European Parliament and of the Council on the Assessment and Management of Flood Risks or EU Flood Directive (2007/60/EC).

The overall aim of the Directive is to reduce and manage the risks that floods pose to human health, the environment, cultural heritage and economic activity. The Directive also has the purpose of establishing a framework for the assessment and management of flood risks and has specific requirements which each Member State must implement. These include the following:

- A Preliminary Flood Risk Assessment (PFRA), to be completed by the end of 2011, that shall identify areas of potentially significant flood risk based on available or readily derivable information;
- The production of flood hazard and risk maps for the areas identified under the PFRA; and
- The preparation of Flood Risk Management Plans (FRMPs) at a catchment or river basin scale, setting out measures aimed at achieving objectives for the management of flood risks within the areas identified under the PFRA.

The Directive requires that the above is undertaken in a coordinated manner with the implementation of the Water Framework Directive [2000/60/EC] to promote integrated river basin management. The Directive further requires that the active involvement of the public and stakeholders be encouraged, and that the above requirements are made readily available to the public.

5.2 National Context

5.2.1 Project Ireland 2040: National Planning Framework

Project Ireland 2040: National Planning Framework (NPF) is the Government's high-level plan for the future development of Ireland, with a particular focus on strategic growth. It is designed to improve the effectiveness of public investment in infrastructure and other relevant services around the country, and to deliver a more balanced social, economic and physical development and population growth across Ireland.

National Strategic Outcome 9 of the NPF in relation to 'Sustainable Management of Water and other Environmental Resources' states that the NPF will:

"Coordinate EU Flood Directive and Water Framework Directive implementation and statutory plans across the planning hierarchy, including national guidance on the relationship between the planning system and river basin management. Local authorities, DHPLG, OPW and other relevant Departments and agencies working together to implement the recommendations of the CFRAM programme will ensure that flood risk management policies and infrastructure are progressively implemented."

The EU Flood Directive 2007/60/EC was transposed into Irish law through the *European Communities (Assessment and Management of Flood Risks) Regulations 2010* (S.I. No. 122 of 2010, as amended by S.I. No 495 of 2015). The Regulations appoint the Commissioners of Public Works in Ireland as the Competent Authority under the Directive, reinforcing the Lead Agency role the OPW was given in 2004 under the National Flood Policy. The Regulations also identify roles for other organisations, such as the Local Authorities, Waterways Ireland, ESB and Irish Water, to undertake certain duties with respect to flood risk within their existing areas of responsibility.

5.2.2 The Planning System and Flood Risk Management

In November 2009, the OPW in association with the Department of Environment, Heritage and Local Government (DEHLG) published *Planning System and Flood Risk Management – Guidelines for Local*

Authorities (Government of Ireland, 2009). The guidelines provide a comprehensive statement of good planning practice in relation to Flood Risk Management. County Developments Plans are to be prepared in a manner that is consistent with the guidelines.

The guidelines recognise the Office of Public Works (OPW) as the lead agency for flood risk management in Ireland and states that:

“...the OPW will continue its work in developing indicative flood maps and catchment-based Flood Risk Management Plans (FRMPs) in partnership with local authorities, the Environmental Protection Agency and other relevant departments and bodies in accordance with national flood policy and the EU Floods Directive”.

The core objectives of the guidelines are as follows:

- *“Avoid inappropriate development in areas at risk of flooding;*
- *Avoid new developments increasing flood risk elsewhere, including that which may arise from surface water run-off;*
- *Ensure effective management of residual risks for development permitted in floodplains;*
- *Avoid unnecessary restriction of national, regional or local economic and social growth;*
- *Improve the understanding of flood risk among relevant stakeholders; and*
- *Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.”*

At regional level, authorities will be required to prepare *“a strategically focused flood risk appraisal at the regional level as an integral input to the preparation of regional planning guidelines (RPG’s) [which have been replaced by the Regional Spatial & Economic Strategy’s (RSES)] which act as a framework for ongoing co-ordination of the development plans of local authorities in their areas”.*

The Guidelines recommend that Flood Risk Assessments (FRA) be carried out to identify the risk of flooding to land, property and people. FRAs should be carried out at different scales by government organisations, local authorities and for proposed developments appropriate to the level of information required to implement the core objectives of the Guidelines.

The proposed development accords with the objectives set out in the guidelines through the provision of flood alleviation measures along the Whitechurch Stream particularly in some of the most vulnerable areas of St. Enda’s Park and Whitechurch Road and the refurbishment of the existing route walls to ensure their long-term integrity into the future.

5.2.3 Flood Policy Review - Final Report

In September 2004, the Irish Government approved the *Flood Policy Review - Final Report* (OPW, 2004) which was published by the Flood Policy Review Group in 2004. It sets out the National Policy on Flooding as follows:

“...to minimise the national level of flood risk to people, businesses, infrastructure and the environment, through the identification and management of existing, and particularly potential future, flood risks in an integrated, proactive and catchment-based manner”.

The proposed works shall address an identified flooding risk. The proposed flood alleviation scheme shall reduce the level of flood risk to people, businesses, infrastructure and the environment in some of the most vulnerable areas of St. Enda’s Park and Whitechurch Road and the refurbishment of the existing route walls to ensure their long-term integrity into the future.

5.2.4 River Basin Management Plan for Ireland 2018 – 2021

This *River Basin Management Plan 2018 - 2021* (RBMP) outlines the approach that Ireland will take as it works to protect its rivers, lakes, estuaries and coastal waters and improve water quality. The following evidence-based priorities have been adopted for this river basin planning cycle:

- *“Ensure full compliance with relevant EU legislation*
- *Prevent deterioration*
- *Meet the objectives for designated protected areas*
- *Protect high-status waters*
- *Implement targeted actions and pilot schemes in focused sub-catchments aimed at*
 - i. targeting water bodies close to meeting their objective and*
 - ii. addressing more complex issues that will build knowledge for the third cycle”*

Flooding and flood protection measures are addressed, and it is acknowledged that the physical condition of water bodies can be significantly impacted by flood-relief schemes. A number of measures are identified which will mitigate impacts including improved hydromorphological assessment methods, the development of water and planning guidance for Planning Authorities and securing a commitment from Inland Fisheries Ireland to immediately commence their assessment of physical barriers to fish movement in water bodies across Ireland. The undertaking of assessments such as EIA and AA screenings are identified as key to appraisal of the potential impacts of the proposed measures on waterbody hydromorphology and status.

The subject development has been subject to such screenings and while altering the physical condition with a water body is consistent with the objectives of the RBMP.

5.3 Regional Context

The *Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly 2019 – 2031* (RSES) seeks to direct the future growth of the eastern and midlands regions of Ireland over the medium to long term.

The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At a strategic level the RSES provides a framework for investment to better manage spatial planning and economic development throughout the Region.

The RSES sets out Regional Policy Objectives (RPOs), which are aligned with international, EU and national policy. These RPOs set the framework for city and council development plans.

The following RPOs are of specific relevance to the proposed works:

- “RPO 7.13: *EMRA will work with local authorities, the OPW and other relevant departments and agencies to implement the recommendations of the CFRAM programme to ensure that flood risk management policies and infrastructure are progressively implemented.*”
- “RPO 7.14: *Local authorities shall take account of and incorporate into the development of local planning policy and decision making the recommendations of the Flood Risk Management Plans (FRMPs), including planned investment measures for managing and reducing flood risk.*”

The proposed development is consistent with policies set out in the RSES in providing flood risk management measures along the Whitechurch Stream in some of the most vulnerable areas of St. Enda's Park and Whitechurch Road and the refurbishment of the existing route walls to ensure their long-term integrity into the future.

5.4 Dodder CFRAM

The Dodder CFRAM study was a pilot study that covered all of the Dodder catchment. The study was managed by DCC on behalf of the OPW, Dún Laoghaire-Rathdown County Council and South Dublin County Council. The study arose out of a number of flooding incidents, most notably during the 1986 'Hurricane Charlie' fluvial event, and again in 2002 in conjunction with a tidal event. During these events, extensive damage was caused in the lower reaches of the catchment where the river flows through south Dublin to the confluence with the Liffey Estuary, a nutrient sensitive area under the Urban Wastewater Treatment Directive (91/271/EEC).

The Dodder CFRAM study sought to identify viable structural and non-structural options for managing the flood risks within the catchment as a whole and for localised high-risk areas. Over 30 different flood risk management options were identified each of which were assessed against a range of criteria including cost benefit analysis and environmental impact. The most economically advantageous options were consulted with the public and key stakeholders on various consultation days. Comments received were appropriately incorporated into a final River Dodder Catchment Flood Risk Management Plan released in 2013. More details about the outcomes of the Study can be found [here](#). With regard to the Whitechurch Stream the Dodder CFRAM states:

"The stream is heavily modified with a large number of bridges/culverts and weirs. Flooding along this stretch of river can be attributed in the main to low stream banks/overtopping of existing defences or insufficient channel/floodplain capacity."

The Dodder CFRAM study recommended hard defences with improvement of channel conveyance between St. Enda's Park and Tara Hill. The current Whitechurch Stream Flood Alleviation Scheme accord with this recommendation.

5.5 Local Context- South Dublin County Development Plan 2016-2022

The subject site is located within the administrative area of SDCC and is governed by the *South Dublin County Development Plan 2016-2022* (the Development Plan). The Development Plan provides the spatial framework for the county in the context of national and regional policy frameworks and outlines qualitative and quantitative development management standards against which all development proposals will be assessed.

5.5.1 Flood Risk Assessment

A *Strategic Flood Risk Assessment* (SFRA) was prepared to support the *Strategic Environmental Assessment* for the Development Plan. The assessment was carried out in accordance with the requirements of *The Planning System and Flood Risk Management* (2009) guidelines. The SFRA Fluvial Flood Zone Map for the subject site is shown in **Figure 5-1**.

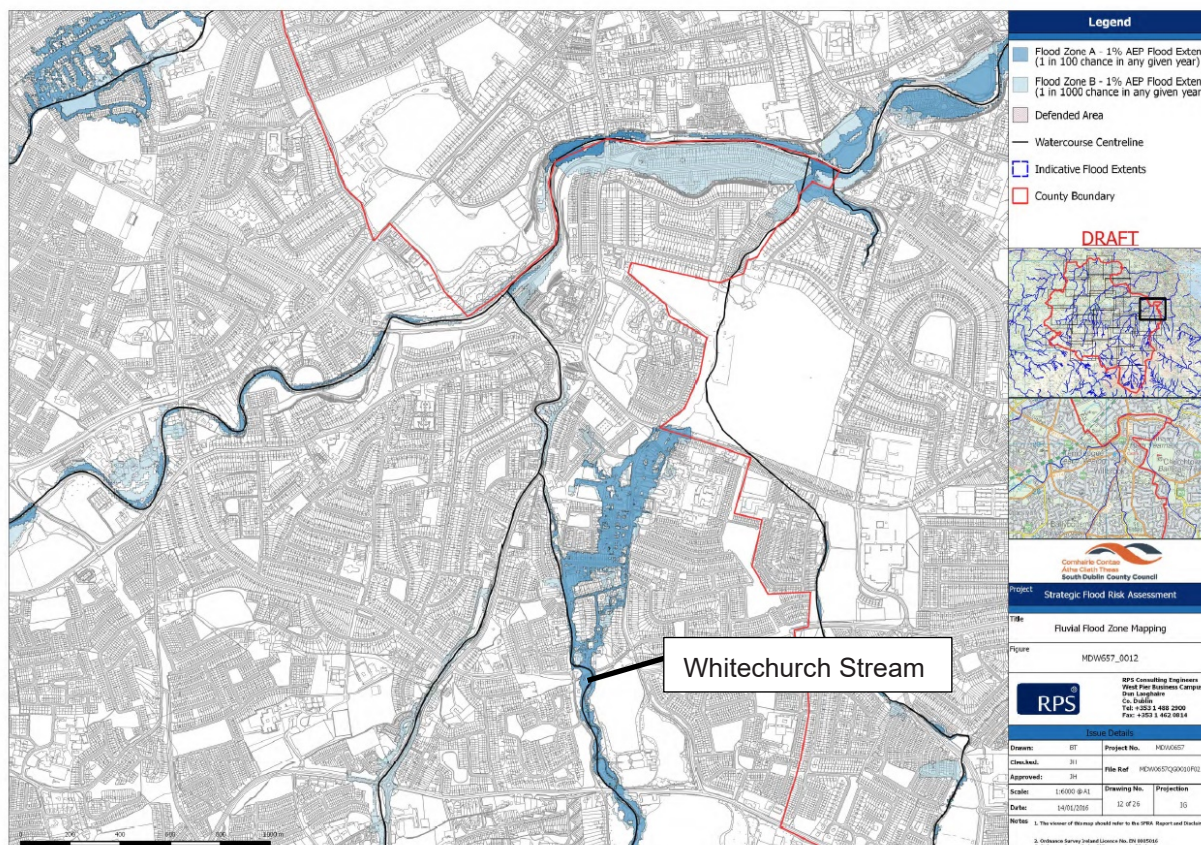


Figure 5-1: Fluvial Flood Zone Map¹

Areas of existing housing in Rathfarnham (Dodder & Whitechurch Stream) are identified as highly vulnerable development.

According to Infrastructure & Environmental Quality (IE) Policy 3 Flood Risk of the Development Plan:

"It is the policy of the Council to continue to incorporate Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive."

A key policy of the Development Plan is that SDCC work with the OPW in preparing Catchment Flood Risk Assessments and Management Studies (CFRAMS). According to the Development Plan, *"the Eastern CFRAMS is ongoing and includes the river catchments of the key water courses in South Dublin County"*.

"IE3 Objective 1: To support and co-operate with the Office of Public Works in delivering the Catchment-Based Flood Risk Assessment and Management Programme and in particular the Eastern District CFRAMS and associated Flood Risk Management Plan (FRMP), the River Dodder CFRAMS and associated Flood Risk Management Plan (FRMP). The recommendations and outputs arising from the CFRAM study for the Eastern District shall be considered in preparing plans and assessing development proposals."

The delivery of the Whitechurch Stream Flood Alleviation Scheme has been a longstanding objective of SDCC. The Development Plan has the following objectives pertaining to the delivery of the scheme:

"IE3 Objective 4: To support and facilitate the delivery of flood alleviation schemes in South Dublin County, including the following schemes:

¹ Source: Strategic Flood Risk Assessment for South Dublin County Council Development Plan 2016-2022

- *Poddle Flood Alleviation Scheme.*
- *Ballycullen Flood Alleviation Scheme.*
- *Whitechurch River Flood Alleviation Scheme (at Rathfarnham); part of the Dodder CFRAMS.”*

The proposed flood alleviation measures are therefore supported by specific Development Plan policies and objectives.

The scheme also accords with the overarching support within the Development Plan for the protection of the natural and built environment.

5.5.2 Watercourse

Section 8.2.0 of the Development Plan relates to watercourse networks and states that:

“It is the policy of the Council to promote the natural, historical and amenity value of the County’s watercourses; to address the long-term management and protection of these corridors and to strengthen links at a regional level.”

This policy will be achieved through the following objectives:

“G3 Objective 1: To promote the natural, historical and amenity value of the County’s watercourses and address the long-term management and protection of these corridors in the South Dublin Green Infrastructure Strategy.”

G3 Objective 2: To maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities. Strategic Green Routes and Trails identified in the South Dublin Tourism Strategy, 2015; the Greater Dublin Area Strategic Cycle Network; and other government plans or programmes will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments, as these routes increase the accessibility of the Green Infrastructure network.

G3 Objective 3: To ensure the protection, improvement or restoration of riverine floodplains and to promote strategic measures to accommodate flooding at appropriate locations, to protect ground and surface water quality and build resilience to climate change.”

The proposed development seeks to manage the watercourse and address the Whitechurch Stream flooding. There will be changes in vegetation composition, notable tree and scrub vegetation, however the loss of habitat has been minimised in the design process and much of the impact shall be temporary as new planting becomes established.

5.5.3 Landscaping

With regards to high amenity areas and sensitive landscapes, such as the park in which a part of the subject site is set, Section 11.5.5 of the Development Plan states that:

“Existing site features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features are properly identified and retained, as appropriate and new planting or other landscaping should be appropriate to the character of the area.”

The following objectives are set out in the Development Plan in order to ensure the preservation and protection of trees, hedgerows and woodlands:

“G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network.

HCL15 Objective 3: To protect existing trees, hedgerows, and woodlands which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in accordance with Living with Trees: South Dublin County Council's Tree Management Policy 2015-2020."

There will be a requirement to remove bankside screening vegetation and sections of hedgerow and scrub to facilitate access and permit installation of the proposed flood measures. Most of the habitats, by virtue of their location, are considered of local (Lower) importance. Over time the loss of wooded vegetation alongside the Whitechurch Stream will be compensated for as new planting becomes established.

The *Landscape and Visual Impact Assessment Report* included in the planning application assesses the impact of the proposed development and outlines the provision of replacement tree planting and soft landscape proposals within St Enda's Park and at three locations on Whitechurch Road that are an integral part of the Proposed Development. It is also planned that additional trees shall be planted outside of the red line boundary within open space areas in the Whitechurch and Whitecliff estates and in the open space area between Willbrook estate and Fonhill.

5.5.4 Zoning

The flood relief works, as shown in **Figure 5-2** will be undertaken within two land use zonings with the following respective objectives:

- RES – To protect and / or improve residential amenity; and
- OS – To preserve and provide for open space and recreational amenities"



Figure 5-2: SDCC Land Use Zoning Map10

Flood Alleviation works are not identified in the zoning matrix as a land use type however the proposed works are considered to be essential for the protection and preservation of the local residential and recreational amenities and accordingly are consistent and compliant with the land use zoning objectives.

The proposal is also supported by several policies and objectives within the Development Plan and are therefore considered to be acceptable within these land use zonings.

5.5.5 Architectural Conservation Areas

The subject site borders the Architectural Conservation Area (ACA) of Whitechurch Road and Taylor's Lane Cottages, Rathfarnham. The Development Plan defines an ACA as a *"a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or that contributes to the appreciation of Protected Structures"*.

According to the Development Plan:

"It is the policy of the Council to preserve and enhance the historic character and visual setting of Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special value of such areas."

The Development Plan has the following ACAs specific objective that is of relevance to the proposed development:

"HCL4 Objective 4: To reduce and prevent visual and urban clutter within Architectural Conservation Areas including, where appropriate, traffic management structures, utility structures and all signage."

The proposed flood risk management measures will be considerate of their setting and will not impact on the ACA. The proposal will support the protection and preservation of the Whitechurch Road and Taylor's Lane Cottages, Rathfarnham ACA.

5.5.6 Protected Structures

There are 3 no. Protected Structures adjacent to the study area. These features are identified in **Table 5-1**. There are two features recorded in the National Inventory of Architectural Heritage (NIAH) within the river area and both are part of the same folly feature (NIAH 11216066) in St Enda's Park.

Table 5-1: Protected Structures in the vicinity of the Whitechurch FAS

Reference	Site	Proximity to Development	Impact from Development
NIAH 11216066	Folly	350m South	None
NIAH 11216019, RPS 278	Roseville, House, Outbuildings & Boundary Walls on Road Frontages	40m Southwest	None
NIAH 11216020, RPS 281	Willbrook House, House, Gateway & Railings	65m Southwest	None
NIAH 11216024, RPS 258	Mill House, House	30m East	None

According to the Development Plan:

"It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures and to carefully consider any proposals for development that would affect the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly."

The Development Plan has the following Protected Structure specific objectives that are of relevance to the proposed development:

“HCL3 Objective 1: To ensure the protection of all structures (or parts of structures) and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures.”

“HCL3 Objective 2: To ensure that all development proposals that affect a Protected Structure and its setting including proposals to extend, alter or refurbish any Protected Structure are sympathetic to its special character and integrity and are appropriate in terms of architectural treatment, character, scale and form. All such proposals shall be consistent with the Architectural Heritage Guidelines for Planning Authorities, DAHG (2011) including the principles of conservation.”

As reported in Sections 11.3 and 11.5 of the *Environmental Report* no impact on the Protected Structures are identified during the construction or operational phases of the proposed development.

5.5.7 Archaeology

An Archaeological Impact Assessment has been completed for the scheme as detailed in the *Environmental Report*. The archaeological impact assessment report concludes that there is no archaeological reason why the proposed flood alleviation works should not proceed. A series of mitigation measures are recommended to ensure a detailed record is made of the existing features before they are impacted upon, and to ensure that ground disturbance activities associated with the scheme are archaeologically monitored to record any new features or details that might arise.

6 CONSULTATION IN THE DESIGN PROCESS

6.1 Consultation with the Public

Public Consultation for application under Section 177AE of the Planning and Development Act (2000) as amended is not a statutory requirement. However, as part of the Whitechurch Stream Flood Alleviation Scheme, a series of public information events took place to provide information on the scheme proposals.

These events took place on:

- 20th November 2019 at the Consultation Portal in SDCC Head Office from 10.30am-3.30pm
- 26th November 2019 at the Whitechurch Library from 4.00pm to 8.00pm
- 27th November 2019 at the Whitechurch Library from 4.00pm to 7.00pm

Members of the Project Team and the Steering Group were available to present the scheme drawings, discuss all aspect of the scheme and answer questions. Positive feedback was received from the public.

6.2 Consultation with Landowners

Individual landowners and the Grange Park Resident Associations were contacted at various occasions for access to their land for site inspections, 3rd party surveys and to consult on the proposed scheme.

The owners of Capri site were consulted, and discussions were held to ensure that the Scheme design is in accordance with their permitted planning application outlined in Section 7.1.

Immediately prior to the submission of this application to the Board, a letter was sent to all local residents to inform them of the imminent lodgement of application. This is enclosed in Appendix D.

6.3 Consultation with Elected Representatives

SDCC Councillors have been briefed about the project. The scheme was presented to SDCC Rathfarnham Templeogue Firhouse Bohernabreena Area Committee Meeting on 10/09/19. An update on the scheme was provided to SDCC Environment, Public Realm and Climate Change Strategic Policy Committee in February 2019, November 2019 and February 2020.

6.4 Consultation with SDCC Planning Department

RPS design team met with SDCC and OPW Project Teams to discuss the principles and merits of the application under Section 177AE on the 3rd of July 2019.

Further discussions between the design team and their respective counterparts in SDCC were undertaken via email and telephone on numerous occasions.

Consultations have been continuously on-going throughout the design process with SDCC Public Realm Department and the OPW Heritage Services Department

7 PROPOSED DEVELOPMENT PLANNING REVIEW

Based on a review of SDCC online planning search facility, this section of the planning report sets out the recent planning permissions in the immediate vicinity of the study area.

Several proposed developments will benefit directly from the proposed Whitechurch Stream Flood Alleviation Scheme.

No permitted development has been found to hinder the construction of walls, embankments, or any other proposed works associated with the Whitechurch Stream Flood Alleviation Scheme.

A number of proposed developments have been refused planning permission for reasons which include impacts on the Whitechurch Stream. The location of the applications is shown in **Figure 7-1** and the details of the developments are provided below.

7.1 Permitted Development

- **Reg. Ref. SD09A/0055 (as amended)**

On the 20 May 2010 permission was granted by the Board (Ref. PL06S.235823) for demolition of house and bridge, construction of 4 houses with 8 parking spaces with new bridge to Whitechurch Road and associated landscaping and drainage at Capri, Whitechurch Road, Rathfarnham, Dublin 16. This was not constructed and an amendment application as detailed below followed.

- **Reg. Ref. SD11B/0236 (as amended)**

On the 24 March 2016 permission was granted for modification of permission granted under Reg. Ref. SD09A/0055, ABP Ref. PL06S.235823 to include increased overall height and a second storey with Velux windows and 500mm increase in width of dwellings at Capri, Whitechurch Road, Rathfarnham, Dublin 16. This has not been constructed. The permitted development does not impact on the subject Whitechurch Stream Flood Alleviation Scheme. Further detail regarding the planning history of this site is provided in **Section 7.2**, see Reg. Ref. SD18A/0433 and Section 7.3 see Reg. Ref. SD20A/0016.

- **Reg. Ref. SD17A/0410**

On the 19 January 2018, SDCC granted permission for development at No. 18 Willbrook, Rathfarnham, Dublin 14. The development will consist of the construction of a 2-storey dwelling house in the side garden, using existing vehicular access, new vehicular access to existing dwelling and all associated site works. Works to include extension to rear, demolition of part of kitchen and converted car port to side of existing house. Conditions were attached to the permission in the interest of the protection of salmonid fisheries and the Whitechurch Stream, and in the interest of adequate drainage provisions.

- **Reg. Ref. SD16A/0247**

On the 19 March 2017, SDCC granted permission for development at the former Maxol Service Station, Whitechurch Road, Rathfarnham, Dublin 14. The development will consist of the demolition of existing buildings, closing vehicular access at southern end of site and retaining main vehicular entrance at northern end, construction of new 3-storey building over basement, with storage facilities in basement, two 1 no. bed apartments on ground floor, two 2 no. bed apartments on second floor and third floors, a communal roof garden, and all associated site and development works. Prior to the decision, Further Information was requested regarding surface water attenuation to ensure that the risk of flooding of Whitechurch Stream was addressed. This has not yet been constructed.

- **Reg. Ref. SD15A/0366 (ABP Ref. PL06S.246231)**

On the 03 February 2016, SDCC refused permission for development at The Tuning Fork Pub, Ballyboden Road, Rathfarnham, Dublin 14. The development was to consist of the demolition of the existing public house building and associated outhouse buildings; the development of a new 2-storey building for use as a funeral home containing 3 chapels, a reception area, external open air central courtyard, client meeting room

with ancillary staff facilities and office space to the first floor; on-site parking for 7 no. cars; and a new single storey garage for the parking of funeral vehicles and staff cars.

A First-Party Appeal was submitted to the Board. The Board granted permission for the permission on the 16 August 2016. A condition was attached to the permission in relation to the submission of a detailed construction methodology for the works proposed in the vicinity of the Whitechurch Stream in the interest of protecting the stream.

- **Reg. Ref. SD15A/0137 (ABP Ref. PL06S.245294)**

On the 20 July 2015, SDCC granted permission for development at Pearse Museum, Sarah Curran Avenue, St. Enda's Park, Dublin 16. The development will consist of retention permission for existing 30m high telecommunications tree (previous planning Reg. Ref SD06A/0361), carrying associated telecommunications antenna and dishes, associated equipment cabinets and security fencing, within the curtilage of a Protected Structure. The development will continue to form part of the licensed operator's telecommunications networks.

A Third-Party Appeal was submitted to the Board. The Board granted permission for the retention permission on the 30 November 2015.

- **Reg. Ref. 17A/0263**

On the 31 October 2017, SDCC granted permission for development at Grange Golf Club, Taylor's Lane, Rathfarnham, Dublin 16. The development will consist of the extension of the golf course playing area into carpark located towards the north-western corner to the site, resulting in the loss of 16 no. car parking spaces. This has been constructed.

- **Reg. Ref. 18A/0408**

On the 25 March 2019, SDCC granted permission for development at 8 Whitechurch Road, Rathfarnham, Dublin 14. The development will consist of the change of use of existing shop to residential use with construction of bedroom extension over existing shop.

7.2 Development Refused Permission

- **Reg. Ref. SD18A/0433**

On the 12 February 2019, SDCC refused permission for development at Capri, Whitechurch Road, Rathfarnham, Dublin 16. The development was to consist of the change of house type of the approved dwellings to 4 semi-detached, 3 bed dwellings and associated car parking for 8 cars, access bridge, road and footpath and modify existing bridge for a pedestrian entrance and associated site works and landscaping on a site with permission granted for 4 semi-detached, 2 bedroom with study dwellings and associated works under SD09A/0055 and SD11B/0236. The application was refused permission as the planning authority had serious concerns regarding the scale of the proposed development in the context of the Whitechurch Stream.

- **Reg. Ref. SD18B/0172**

On the 18 June 2018, SDCC refused permission for development at No. 9 Whitechurch Road, Dublin 14. The development was to consist of alterations / extension of the existing detached bungalow comprising demolition of the existing single storey rear extension, removal of existing chimneys and construction of a new two storey extension to the rear, a single storey entrance porch extension to the side, a bay window extension to the side, a bay window extension to the front, conversion of the attic space to include 'Velux' roof lights to the front and side and associated changes to the fenestration and site development including widening of the front driveway entrance. The application was refused permission as it was considered that the development would appear over-dominant and visually incongruous, and the widening of the existing vehicular access would endanger public safety by reason of traffic hazard.

- **Reg. Ref. SD17B/0393**

On the 24 April 2018, SDCC refused permission for development at St. Enda's, Sarah Curran Avenue, Rathfarnham, Dublin 16. The development was to consist of a new pedestrian gated entrance (0.9m wide) and new vehicular gated entrance (3.5m wide) adjacent to existing vehicular entrance with access onto Sarah Curran Avenue. The reasons for the refusal included; road safety issues with regards to the vehicular entrance; and the proposed development would set undesirable precedent that would be harmful to the residential amenity of the area.

7.3 Current Planning Applications

• Reg. Ref. SD20A/0016

On the 27 January 2020 an application was made to SDCC for change of house type of the approved dwellings to 4 semi-detached, 3 bed dwellings; replacement of existing bridge and 1.2m flood defence walls, internal road and footpaths; 8 car parking spaces and associated site works and landscaping on previously granted site for 4 semi-detached, 2 bedroom with study dwellings and associated works under SD09A/0055 and SD11B/0236. A request for further information was issued by SDCC on 23 March 2020 and a notification of decision to grant permission was issued by SDCC on the 3 July 2020. The proposed development does not impact on the subject Whitechurch Stream Flood Alleviation Scheme.

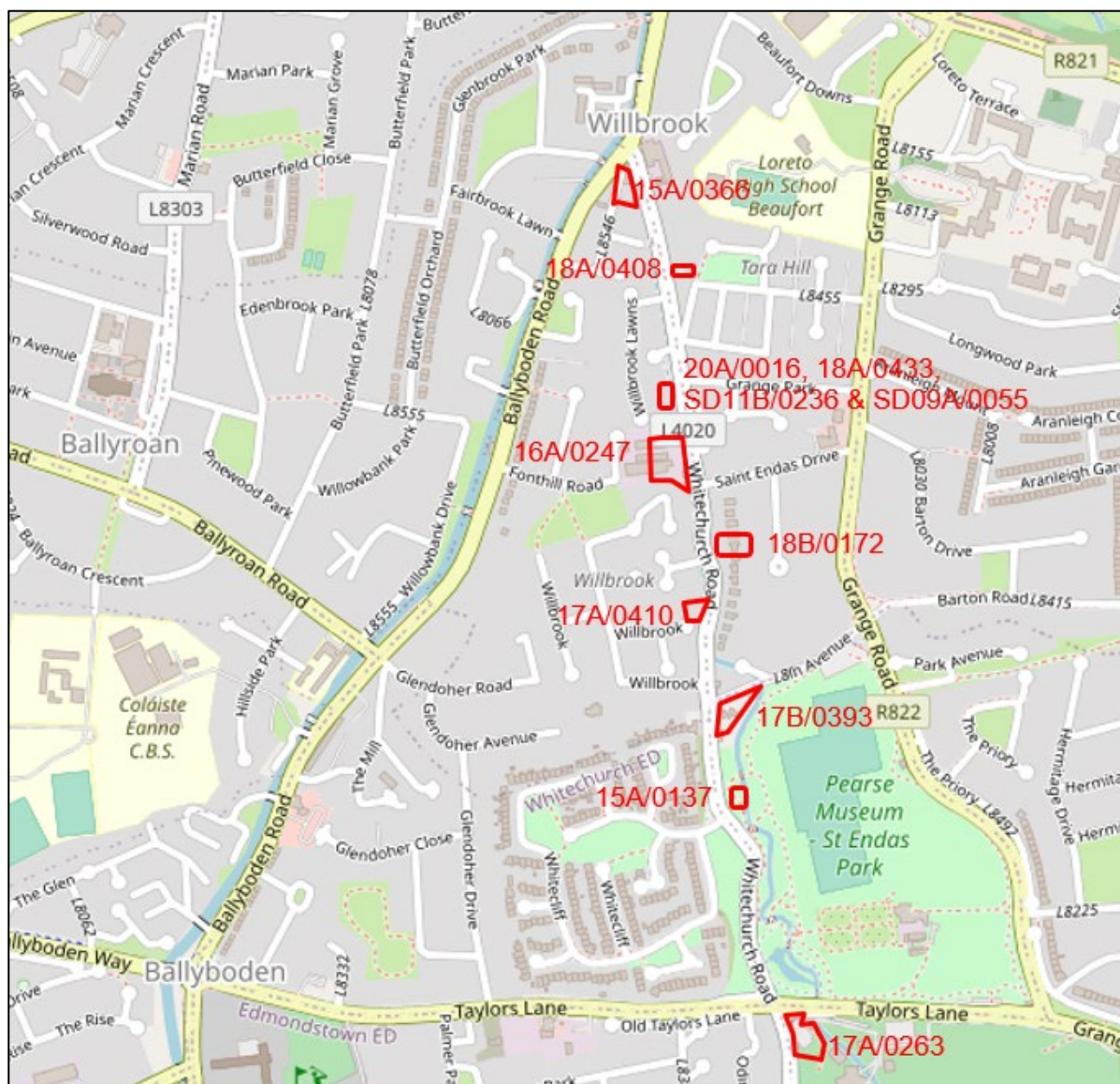


Figure 7-1: Location of Planning Applications

8 CONCLUSIONS

The proposed Whitechurch Stream Flood Alleviation Scheme accords with European, national and local planning policy and objectives. The proposed scheme will address an identified area of flooding.

It has been concluded in the NIS, *“that there will be no potential for cumulative impacts arising in combination with any other plans or proposals, with the implementation of best practice and the recommended mitigation measures; it is considered that the proposed development will not adversely affect the integrity of downstream European sites”*.

The *EIA Screening Report* has concluded that the proposed development individually and cumulatively with associated existing and approved development will not result in the potential for significant impacts to arise on the environmental receptors as a result of the proposed development. As such it is concluded that an EIAR is not required.

Providing relief to the residents and businesses within the study area in an environmentally appropriate manner is a matter of urgency and importance. We would recommend that the Whitechurch Stream Flood Alleviation Scheme is approved in accordance with proper planning sustainable development of the area.

Appendix A
Newspaper Notice

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

Comhairle Contae
Atha Cliath Theas
South Dublin County Council

NOTICE PURSUANT TO: SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED).

Proposed Whitechurch Stream Flood Alleviation Scheme (FAS) at Whitechurch Rd, Rathfarnham, Dublin 16.

NOTICE OF APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL

Notice is hereby given that South Dublin County Council proposes to seek the approval of An Bord Pleanála for proposed flood defence works at Whitechurch Stream in Rathfarnham, Dublin 16, along the Whitechurch Stream between St Enda's Park and its confluence to the Owendoher River at Ballyboden Road - comprising: building new walls and/or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, river bank improvement, provision of trash screens and debris traps, removal of trees and other vegetation to accommodate the works, and tree planting and landscaping.

A Natura Impact Statement (NIS) has been prepared as part of the application for approval in respect of the proposed Scheme.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

A copy of the NIS and Project Particulars (including the EIA Screening) will be available for inspection at the following locations on working days from Thursday August 6th, 2020 to Thursday September 17th, 2020 (inclusive):

- The consultation website of South Dublin County Council at <https://consult.sdcublincoco.ie/> and the Scheme's website at www.whitechurchfas.ie;
- The offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, between the hours of 9.00 am and 5.00 pm, BY APPOINTMENT ONLY. To make an appointment please phone 01-4149000 on working days from 06/08/20 to 17/09/20 (inclusive) or email: info@sdcublincoco.ie; and
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, between the hours of 9.15 am and 5.30 pm. Note: Due to COVID-19, it is recommended that persons contact the Office to arrange viewing of the application in advance (Phone: (01) 858 8100 or Lo-call 1890 275 175).

The NIS may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such copy).

Submissions or observations may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01V902 during the above-mentioned period relating to:

- the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned;
- the likely effects on the environment, if carried out; and
- the likely significant effects of the proposed Scheme on a European site.

Any submissions or observations must be received by An Bord Pleanála not later than 5.30 pm on Thursday September 17th, 2020. Note: Due to COVID-19 it is recommended that persons contacting the Office to arrange viewing of the application in advance (Phone: (01) 858 8100 or Lo-call 1890 275 175).

A person may question the validity of a decision by An Bord Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. No.15 of 1986) in accordance with Section 50 of the Planning and Development Act 2000 (as amended).

Practical information in respect of the judicial review process can be accessed on the Board's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie

www.sdcc.ie

LEGAL NOTICES

THE DISTRICT COURT
AN ICHUIRT DUICHE
DISTRICT COURT AREA OF
BRAY

COUNTY OF WICKLOW

LICENSING ACTS 1833 TO 2018
THE LICENSING ACT (IRELAND)
1833

SECTION 6
INTOXICATING LIQUOR ACT
1960
SECTION 29

NOTICE OF APPLICATION FOR
CERTIFICATE OF TRANSFER OF
A LICENCE

NAME OF APPLICANT SARAH
DOYLE
NAME OF PREMISES GLEN OF
THE DOWNS GOLF CLUB,
COOLNA SKEAGH, DELGANY,
COUNTY WICKLOW

TAKE NOTICE that SARAH
DOYLE, of Colnaskeagh,
Delgany, County Wicklow
intends to apply to this
Honourable Court sitting at Bray
District Court, The Courthouse,
Civic Centre, Main Street, Bray,
County Wicklow on the 10th day
of September 2020 at 10.30 a.m.
for a certificate of transfer of the
seven day publican's on licence
attached to the premises known
as "GLEN OF THE DOWNS
GOLF CLUB" situate at
Coolnaskeagh, Delgany, County
Wicklow in the Court Area and
District aforesaid which said
licence is currently held in the
name of B OHILLA WOODS
LIMITED.

Dated this 23rd day of July 2020

Signed:
ROUNDTREE TARPEY
Solicitors on behalf of the
Applicant

To: An Garda Síochana
Bray Garda Station, Convent
Avenue, Bray, County Wicklow
To: The Chief Fire Officer,
Wicklow County Council, Bray
Fire Station, Bognall Road, Bray,
Co. Wicklow
To: The District Court Clerk,
Bray District Court, The
Civic Centre, Main Street, County Wicklow

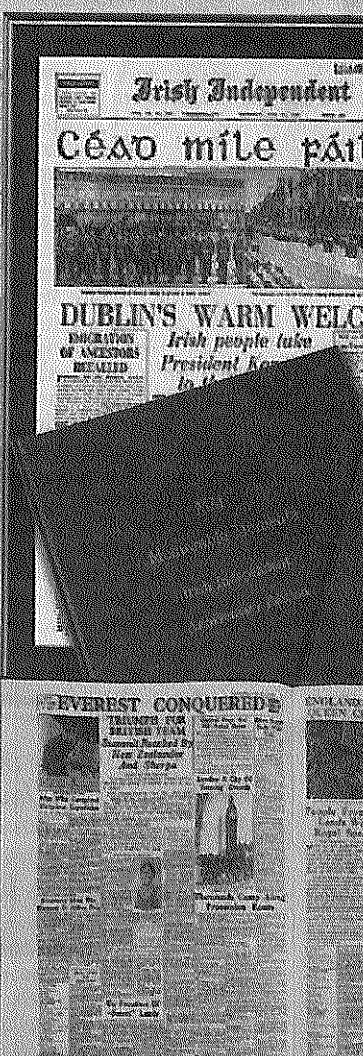
MEETING POINT

★ SOUL MATE S. don't be alone.
Meet that special one.
friendship/romance with like
minded people. Safe, reliable
and confidential. Everybody
met locally. Ph: 087 722 0250
087 921 6302/

MISCELLANEOUS

ATTRACTIVE, TIPPERARY, male,
47 years old, VLM, elegant
lady for long term relationship.
from Tipperary, Limerick, Clare,
Cork or surrounding counties.
My interests include walking,
all sports, horse racing, and
cinema, weekend away &
eating out in nice restaurants.
Confidentiality assured with all
replies. Ph: 087 250 2417.

A Gift Like No Other PERSONALISED NEARLY BOOKS & FRAMED



Ph: 01 2952
www.memorablen

Irish Independent

VAN REMOVALS

★ ACE REMOVALS
HOUSE/OFFICE/
APARTMENTS
-SINGLE ITEMS
-ALL HOUSEHOLD JUNK
REMOVED
-NO SKIP NEEDED
-WE DO THE LOADING
FREE QUOTE - 087 178 2441

HOLIE

★ DU
fan
rent,
kitchen
0513

APPLICATION TO OFFALY
COUNTY COUNCIL AS THE
NATIONAL WASTE
COLLECTION PERMIT OFFICE
(NWCO) FOR A WASTE
COLLECTION PERMIT
RELATING TO WASTE
COLLECTION ACTIVITIES in the
Eastern & Midlands Region and
Southern Region
Peter O'Rafferty, T/A Coolgreany
Transport, Ballylarkin,
Coolgreany, Gorey, Co. Wexford
will be making an application to
failure, as you put it."

The British government
established a cross-govern-
ment Russia unit in 2017,
bringing together diplomatic,
intelligence and military
capabilities, he said.

Labour former Cabinet min-
ister Des Browne said it was
no wonder that public trust
in Prime Minister Boris John-
son and his government was
in decline, and called for the
report's recommendations to
be implemented.

Mr True, however, said the
government had given a full
response to the ISC report and
insisted it was not necessary to
hold a retrospective inquiry.

PLANNING APPLICATIONS

LIMERICK CITY & COUNTY
COUNCIL - Shared Access
Limited intend to apply for
Planning Permission for
development at Ballybrown GAA
Club, Pairc Uí Riala, Ballybrown,
Clarina, Co. Limerick, V94 FY60.

Russia, he added.

Former chief of the defence
staff Nick Houghton said the
report showed that the UK's
democratic processes and
political system were "unac-
ceptably vulnerable to malign
Russian influence".

Tory Andrew Robathan said
the report suggested that
some peers were "perhaps
influencers" in the Russian
debate.

He called for an investigation
into the "links" some peers
had with the Putin regime.

Mr True told him: "I think it
is extremely important that we
should be on our guard - all of
us - against the activities of

CarsIreland.ie
We make motors move

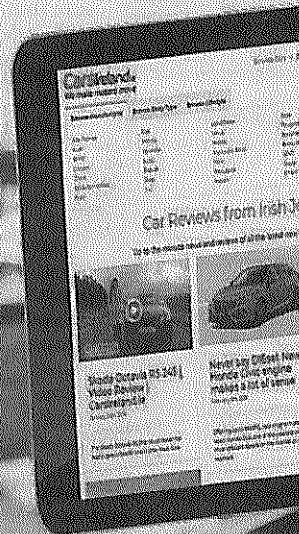
Ken Moritsugo
and Matthew Lee
BEIJING

Sean
Barrett
We'll have
to pick up
the punch
bowl tab
- there's no
such thing
as a free
stimulus

AMERICA has ordered China
to close its consulate in
Houston "to protect US intel-
lectual property" and Ameri-
cans' private information.

China strongly condemned
the move, the latest in a
series of steps by the Trump
administration as it ratchets
up pressure on the world's
second-largest economy over
trade, technology, human
rights and security.

resp
bein
late
but
acco
The
did n
why
was
"T
tole
our
tion
hav
trad
ican
beha



MODELS VIDEO REVIEWED

Father (19) was holding a rare machine gun to pay drug debt

Five and a half year jail for man who pleaded guilty to possession of a Mac-10

By Sonya McLean
news@echo.ie

A YOUNG father who was holding a rare and powerful machine gun in order to pay off a drug debt has been sentenced to five and half years in prison.

Michael Skelly (19), of Ballyfermot, Dublin, pleaded guilty at

Dublin Circuit Criminal Court to possession of a Mac-10 firearm, ammunition and a silencer at his father's home in Ballyfermot on May 21, 2019. He has no previous convictions.

Detective Garda Donal Donoghue told Monika Leech BL, prosecuting, that the loaded machine gun was found in a wheellie bin at Skelly's father's home along with a silencer.

He said the weapon, which

was capable of firing 1,140 rounds of ammunition a minute, was very rare and no longer manufactured.

He said that Skelly had displayed "a level of knowledge" in relation to firearms that Skelly claimed came from playing the computer game "Call of Duty".

Judge Karen O'Connor suspended the final two years of a five and half year sentence on condition that



NOTICE PURSUANT TO: SECTION 177AE OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED) AND THE PLANNING AND DEVELOPMENT REGULATIONS 2001 (AS AMENDED).

Proposed Whitechurch Stream Flood Alleviation Scheme (FAS) at Whitechurch Rd, Rathfarnham, Dublin 16.

NOTICE OF APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL

Notice is hereby given that South Dublin County Council proposes to seek the approval of An Bord Pleanála for proposed flood defence works at Whitechurch Stream in Rathfarnham, Dublin 16, along the Whitechurch Stream between St Enda's Park and its confluence to the Owendoher River at Ballyboden Road - comprising: building new walls and/or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, river bank improvement, provision of trash screens and debris traps, removal of trees and other vegetation to accommodate the works, and tree planting and landscaping.

A Natura Impact Statement (NIS) has been prepared as part of the application for approval in respect of the proposed Scheme.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

A copy of the NIS and Project Particulars (including the EIA Screening) will be available for inspection at the following locations on working days from Thursday August 6th, 2020 to Thursday September 17th, 2020 (inclusive):

- The consultation website of South Dublin County Council at <https://consult.sdcubincoco.ie/> and the Scheme's website at www.whitechurchfas.ie;
- The offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, between the hours of 9.00 am and 5.00 pm, BY APPOINTMENT ONLY. To make an appointment please phone 01-4149000 on working days from 06/08/20 to 17/09/20 (inclusive) or email: info@sdcubincoco.ie; and
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, between the hours of 9.15 am and 5.30 pm. Note: Due to COVID-19, it is recommended that persons contact the Office to arrange viewing of the application in advance (Phone: (01) 858 8100 or Lo-call 1890 275 175).

The NIS may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such copy).

Submissions or observations may be made in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 D01V902 during the above-mentioned period relating to:

- i) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned;
- ii) the likely effects on the environment, if carried out; and
- iii) the likely significant effects of the proposed Scheme on a European site.

Any submissions or observations must be received by An Bord Pleanála not later than 5.30 pm on Thursday September 17th, 2020. Note: Due to COVID-19 it is recommended that persons contacting the Office to arrange viewing of the application in advance (Phone: (01) 858 8100 or Lo-call 1890 275 175).

A person may question the validity of a decision by An Bord Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (SI. No15 of 1986) in accordance with Section 50 of the Planning and Development Act 2000 (as amended).

Practical information in respect of the judicial review process can be accessed on the Board's website www.pleanala.ie or on the Citizens Information Service website www.citizensinformation.ie

www.sdcc.ie



Skelly enter into a bond to keep the peace and be of good behaviour for two years, that he remain under supervision of the Probation Service for 12 months and engage with any treatment recommended by them.

Judge O'Connor said Skelly had engaged in the most serious form of criminality and the weapon was armed and ready.

Skelly acknowledged that Skelly was young at the time. "the positive message that he is now drug free", the court heard from his family and his previous good character.

At a sentence hearing earlier this month, Det Garda Donoghue said that Skelly admitted that he had previously

discharged the gun but wouldn't give the gardai "any specifics".

Det Garda Donoghue agreed with Michael O'Higgins SC, defending, that Skelly's parents separated when he was young and that both his mother and father had their own difficulties.

He accepted that Skelly left school at 15 years old and began spending a lot of time at home playing video games before he started abusing both cocaine and cannabis.

Det Garda Donoghue said there were "some grounds for optimism" in that Skelly had not come to garda attention since his arrest.

He has a partner and she gave birth last February.

The garda said Skelly was a "confident" that he would not be back in the area and away from his family.

He accepted "background information" that Skelly gained his knowledge of the weapon from an older brother who was a computer game enthusiast.

Ms Leech said the quality of the fire was "very good" and the velocity weapon was "very good". Prosecutions pending the end of the scale.

Mr O'Higgins said that his client must be discharged the

D SPCA's mobile clinics have restarted in Clondalkin and Tallaght

THE DUBLIN SPCA's mobile veterinary clinics, which are based in Clondalkin and Tallaght, have restarted.

The mobile clinics offer a range of veterinary treatment and advice to pet owners who are in need of welfare benefits, and are advised that they must make an appointment

before attending, there can only be one person with each pet, and masks must be worn.

The Clondalkin mobile clinic is on Mondays in the Mill Shopping Centre carpark, between 6.30pm and 7.30pm, and the Tallaght clinic is on Wednesdays in the carpark of St Mark's Church in Springfield,

also between 6.30pm and 7.30pm.

The charity who attend the clinics consider paying a debit card, as well as go facilities essential that can be booked in advance on 01 499 4703.

Appendix B
Site Notice & Letters to Residents

SOUTH DUBLIN COUNTY COUNCIL

SITE NOTICE

Proposed Whitechurch Stream Flood Alleviation Scheme (FAS) at Whitechurch Road, Rathfarnham, Dublin 16.

Notice is hereby given that South Dublin County Council proposes to seek the approval of An Bord Pleanála for proposed flood defence works at Whitechurch Stream in Rathfarnham, Dublin 16, along the Whitechurch Stream between St Enda's Park and its confluence to the Owendoher River at Ballyboden Road - comprising: building new walls and/or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, river bank improvement, provision of trash screens and debris traps, removal of trees and other vegetation to accommodate the works, and tree planting and landscaping.

A Natura Impact Statement (NIS) has been prepared as part of the application for approval in respect of the proposed Scheme.

An Bord Pleanála may give approval to the application for development with or without conditions or may refuse the application for development.

A copy of the NIS and Project Particulars (including the EIA Screening) will be available for inspection at the following locations **on working days from Thursday August 6th, 2020 to Thursday September 17th, 2020 (inclusive)**:

- The consultation website of South Dublin County Council at <https://consult.sdublincoco.ie/> and the Scheme's website at www.whitechurchfas.ie;
- The offices of South Dublin County Council, County Hall, Tallaght, Dublin 24, between the hours of **9.00am and 5.00pm, BY APPOINTMENT**. To make an appointment please phone 01- 4149000 or email: info@sdublincoco.ie; and
- The Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1, between the hours of **9.15 am and 5.30 pm**. Note: Due to COVID-19, it is recommended that persons contacting the Office to arrange viewing of the application in advance (Phone: (01) 858 8100 or Lo-call 1890 275 175).

The NIS and Project Particulars may be inspected free of charge or purchased on payment of a specified fee (which shall not exceed the reasonable cost of making such copy).

Submissions or observations may be made in writing to **An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902** during the above-mentioned period relating to:

- i) the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned;
- ii) the likely effects on the environment, if carried out; and
- iii) the likely significant effects of the proposed Scheme on a European site,

Any submissions or observations must be received by An Bord Pleanála not later than 5.30 pm on Thursday September 17th, 2020.

A person may question the validity of a decision by An Bord Pleanála by way of an application for judicial review, under Order 84 of the rules of the Superior Courts (S.I. No.15 of 1986) in accordance with Section 50 of the Planning and Development Act 2000 (as amended).

Practical information in respect of the judicial review process can be accessed on the Board's website **www.pleanala.ie** or on the Citizens Information Service website **www.citizensinformation.ie**.

Signed: _____

Director of Services, South Dublin County Council

Date of Erection of Site Notice: _____

Re: Whitechurch Stream Flood Alleviation Scheme

Dear Sir/Madam,

I hope you are keeping safe in these rare times.

I am writing to inform you that following previous major flood events experienced in the Whitechurch area that South Dublin County Council in conjunction with the Office of Public Works and RPS Consulting Engineers are currently finalising the planning application of a Flood Alleviation Scheme for the Whitechurch Stream that will range from St Enda's Park to the junction of Ballyboden Road with the intention to protect vulnerable properties from future flood events greater than the one experienced in 2011.

The main elements of the proposed scheme involve the construction of defence walls along the existing boundary of the watercourse and the Whitechurch Road, the inclusion of erosion measures where required and the introduction of engineered Debris Screens at vulnerable culvert locations.

Our current timeframe is to submit a Section 177AE planning application to An Bord Pleanála in July 2020 where no less than 7 weeks of Public Consultation will then commence. Once the application has been made, the full details of the proposed scheme will be available to view on-line at <https://consult.sdublincoco.ie> and www.whitechurchfas.ie with construction works on the scheme, subject to planning approval, currently forecast to commence in early to mid-2021 and are estimated to take 12 months.

At this stage it is also hoped that the scheme will also be available to view in Ballyroan Library and that Public Consultation events can also be held, but these will be subject to government guidelines on the re-opening of public buildings and social distancing though alternatives to address any queries are currently being looked at. We intend to provide an update to you once current government guidelines have been further clarified.

During our Preliminary Design of the scheme it has become aware that your property may be directly affected by the proposed works as it is required to introduce flood defence/erosion measures where your property backs onto the watercourse. Once the planning submission is made to An Bord Pleanála, it is intended to directly contact you and go through the proposed plans and where you may be directly affected. I have enclosed a copy of the proposed plans in relation to the proposals in the vicinity of your property.

In the meantime, if there is anything you would like to discuss or require clarification on, please feel free to contact me at 086-0211451 or at dgrant@sdublincoco.ie

Yours Sincerely,

David Grant,

Project Resident Engineer,

Whitechurch Stream Flood Alleviation Scheme

Re: Whitechurch Stream Flood Alleviation Scheme

Dear Sir/Madam,

I hope you are keeping well during these rare times.

I am writing to inform you that following previous major flood events experienced in the Whitechurch area that South Dublin County Council in conjunction with the Office of Public Works and RPS Consulting Engineers are currently finalising the planning application of a Flood Alleviation Scheme for the Whitechurch Stream that will range from St Enda's Park to the junction of Ballyboden Road, with the intention to protect vulnerable properties from future flood events greater than the one experienced in 2011.

The main elements of the proposed scheme involve the construction of defence walls along the existing boundary of the watercourse and the Whitechurch Road, the inclusion of erosion measures where required and the introduction of engineered Debris Screens at vulnerable culvert locations.

Our current timeframe is to submit a Section 177AE planning application to An Bord Pleanála by the end of July 2020 when no less than 7 weeks of Public Consultation will then commence. Once the application has been made, the full details of the proposed scheme will be available to view on-line at <https://consult.sdublincoco.ie> and www.whitechurchfas.ie. At this stage it is hoped that the scheme will also be available to view in Ballyroan Library and that Public Consultation events can take place, but these will be subject to government guidelines on the opening of public buildings though alternatives to address any queries are currently being looked at. We will provide an update when the planning submission is made and in line with government guidelines.

The construction works on the scheme, subject to planning approval, are currently forecast to commence on the scheme in early 2021 and are estimated to take 12 months and while your property won't be directly affected by the proposed works, works will be carried out in the vicinity of your property and you may experience some potential disruption and disturbance during the time of construction. We will ensure to try and keep this disruption and disturbance to a minimum and will provide you with sufficient notification prior to any works commencing.

In the meantime, if there is anything you would like to discuss or require clarification on, please feel free to contact me at 086-0211451 or at dgrant@sdublincoco.ie

Yours Sincerely,

David Grant,

Project Resident Engineer,

Whitechurch Stream Flood Alleviation Scheme

Appendix C
**List of Prescribed Bodies Issued with Notice and Copy of
Cover Letter**

List of the statutory bodies to which notice was sent under section 177AE(4)(b)

Statutory Bodies	Date Issued
The Minister Housing, Local Government and Heritage, Development Applications Unit, Newtown Road, Wexford.	29/07/2020
Heritage Council, Áras na hOidhreachta, Church Lane, Kilkenny.	29/07/2020
An Taisce, Tailors' Hall, Back Lane, Dublin 8.	29/07/2020
Regional Fisheries Board, Inland Fisheries Ireland, 3044 Lake Drive, Citywest Business Campus, Dublin.	29/07/2020
Environmental Protection Agency , Richview Lodge, McCumiskey, Clonskeagh Rd, Dublin 14.	29/07/2020
Development Management, Connection and Developer Services, Irish Water, Colvill House.	29/07/2020

Our ref: MDW0825

West Pier Business Campus
Dun Laoghaire, Co. Dublin
A96 N6T7
T +353 1 488 2900

Dr Elaine McGoff,
An Taisce,
Tailor's Hall,
Black Lane,
Dublin 8.

Date: 29 July 2020

**RE: PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL IN RESPECT OF
PROPOSED WHITECHURCH STREAM FLOOD ALLEVIATION SCHEME UNDER SECTION 177AE OF
THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.**

Dear Dr McGoff,

RPS give notice on behalf of South Dublin County Council of the Council's intention to make an application to An Bord Pleanála for approval of the Proposed Whitechurch Stream Flood Alleviation Scheme.

The Scheme proposes to undertake flood relief works along the Whitechurch Stream between St Enda's Park and its confluence with Owendoher River at Ballyboden Road.

The proposed development consists of raising banks, riverbank improvement, removal of trees and other vegetation, building new walls and / or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, provision of trash screens and debris traps and other associated works. All the works are limited to within the flood plain of the Whitechurch Stream.

A full description of the proposed development is contained within the documentation and drawings enclosed herewith.

In accordance with Section 177AE of the Planning and Development Act 2000 (as amended), please find enclosed a copy of the application and Natura Impact Statement, for your consideration.

The Board may make the following types of decision, under section 177AE (8) (a) of the Planning and Development Act, 2000 (as amended), in relation to the application:

- i. Approve the proposed development,
- ii. Make such modifications to the proposed development as it specifies in the approval and approve the proposed development as so modified,
- iii. Approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. Refuse to approve the proposed development.

and may attach to an approval under (i), (ii), or (iii) above such conditions as it considers appropriate.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902 relating to-

- i. The implications of the proposed development for proper planning and sustainable development in the area concerned,

Our ref: MDW0825

- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects of the proposed development on a European site.

Submissions or observations must be received by An Bord Pleanála not later than 5:30pm on the 17th of September 2020.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Michael Higgins', written in a cursive style.

Michael Higgins
Senior Planner

for RPS Group Limited

Schedule of Enclosures

Digital Copy containing:

- Cover Letter
- Newspaper Notice
- Copies of the public notice and letters to residents
- List of the bodies to which notice was sent and Copies of the Notices sent to each body
- Planning Report
- Natura Impact Statement
- Environmental Impact Assessment Screening Report
- Ecological Impact Assessment Report
- Environmental Report
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Engineering Services Report
- Planning and Engineering Drawings as listed below

Drawings Schedule			
Drawing No.	Title	Scale	Size
DR0000-01	Site Location Plan – Site Extents	1:2500	A1
DR0000-02	Site Location Plan – 1% AEP Flood Plain	1:2500	A1
DR0001	Proposed Layout Plan / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0002	Proposed Layout Plan / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0003	Proposed Layout Plan / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0004	Proposed Layout Plan / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1
DR0005	Proposed Layout Plan / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0011	Existing Tree Management Plans / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0012	Existing Tree Management Plans / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0013	Existing Tree Management Plans / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1

Our ref: MDW0825

DR0014	Existing Tree Management Plans / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1
DR0015	Existing Tree Management Plans / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0101	Existing Cross Sections - Set "WC01 to WC05" / 3D Model Data	1:100	A1
DR0102	Existing Cross Sections - Set "WC06 to WC011" / 3D Model Data	1:100	A1
DR0103	Existing Cross Sections - Set "WC12 to WC18" / 3D Model Data	1:100	A1
DR0104	Existing Cross Sections - Set "WC19 to WC26" / 3D Model Data		A1
DR0111	Detailed Proposed Works Sections - Set 1	1:50	A1
DR0112	Detailed Proposed Works Sections - Set 2	1:50	A1
DR0113	Detailed Proposed Works Sections - Set 3	1:50	A1
DR0114	Detailed Proposed Works Sections - Set 4	1:50	A1
DR0131	Whitechurch Stream Profile - Sheet 1 of 2	As Stated	A1
DR0132	Whitechurch Stream Profile - Sheet 2 of 2	As Stated	A1
DR0402	Standard Details - Trash Screen Detail	1:25	A1
DR0403	Flood Defence Wall - Detail 1: Wall Arrangement on Whitechurch Road / South of St. Gatien Court	As Stated	A1
DR0404	Flood Defence Wall - Detail 2: Wall Arrangement on Whitechurch Road & Willbrook Lawn (above Grange Park Road)	As Stated	A1

The Manager,
Development Applications Unit,
Department of Housing, Local Government and Heritage.
Newtown Road
Wexford.

West Pier Business Campus
Dun Laoghaire, Co. Dublin
A96 N6T7
T +353 1 488 2900

Our ref: MDW0825

Date: 29 July 2020

**RE: PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL IN RESPECT OF
PROPOSED WHITECHURCH STREAM FLOOD ALLEVIATION SCHEME UNDER SECTION 177AE OF
THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.**

Dear Sir,

RPS give notice on behalf of South Dublin County Council of the Council's intention to make an application to An Bord Pleanála for approval of the Proposed Whitechurch Stream Flood Alleviation Scheme.

The Scheme proposes to undertake flood relief works along the Whitechurch Stream between St Enda's Park and its confluence with Owendoher River at Ballyboden Road.

The proposed development consists of raising banks, riverbank improvement, removal of trees and other vegetation, building new walls and / or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, provision of trash screens and debris traps and other associated works. All the works are limited to within the flood plain of the Whitechurch Stream

A full description of the proposed development is contained within the documentation and drawings enclosed herewith.

In accordance with Section 177AE of the Planning and Development Act 2000 (as amended), please find enclosed a copy of the application and Natura Impact Statement, for your consideration.

The Board may make the following types of decision, under section 177AE (8) (a) of the Planning and Development Act, 2000 (as amended), in relation to the application:

- i. Approve the proposed development,
- ii. Make such modifications to the proposed development as it specifies in the approval and approve the proposed development as so modified,
- iii. Approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. Refuse to approve the proposed development.

and may attach to an approval under (i), (ii), or (iii) above such conditions as it considers appropriate.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902 relating to-

- i. The implications of the proposed development for proper planning and sustainable development in the area concerned,
- ii. the likely effects on the environment of the proposed development, and

Our ref: MDW0825

- iii. the likely significant effects of the proposed development on a European site.

Submissions or observations must be received by An Bord Pleanála not later than 5:30pm on the 17th of September 2020.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Michael Higgins', written in a cursive style.

Michael Higgins
Senior Planner

for RPS Group Limited

Our ref: MDW0825

Schedule of Enclosures

Digital Copy containing:

- Cover Letter
- Newspaper Notice
- Copies of the public notice and letters to residents
- List of the bodies to which notice was sent and Copies of the Notices sent to each body
- Planning Report
- Natura Impact Statement
- Environmental Impact Assessment Screening Report
- Ecological Impact Assessment Report
- Environmental Report
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Engineering Services Report
- Planning and Engineering Drawings as listed below

Drawings Schedule			
Drawing No.	Title	Scale	Size
DR0000-01	Site Location Plan – Site Extents	1:2500	A1
DR0000-02	Site Location Plan – 1% AEP Flood Plain	1:2500	A1
DR0001	Proposed Layout Plan / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0002	Proposed Layout Plan / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0003	Proposed Layout Plan / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0004	Proposed Layout Plan / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1
DR0005	Proposed Layout Plan / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0011	Existing Tree Management Plans / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0012	Existing Tree Management Plans / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0013	Existing Tree Management Plans / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0014	Existing Tree Management Plans / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1

Our ref: MDW0825

DR0015	Existing Tree Management Plans / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0101	Existing Cross Sections - Set "WC01 to WC05" / 3D Model Data	1:100	A1
DR0102	Existing Cross Sections - Set "WC06 to WC011" / 3D Model Data	1:100	A1
DR0103	Existing Cross Sections - Set "WC12 to WC18" / 3D Model Data	1:100	A1
DR0104	Existing Cross Sections - Set "WC19 to WC26" / 3D Model Data		A1
DR0111	Detailed Proposed Works Sections - Set 1	1:50	A1
DR0112	Detailed Proposed Works Sections - Set 2	1:50	A1
DR0113	Detailed Proposed Works Sections - Set 3	1:50	A1
DR0114	Detailed Proposed Works Sections - Set 4	1:50	A1
DR0131	Whitechurch Stream Profile - Sheet 1 of 2	As Stated	A1
DR0132	Whitechurch Stream Profile - Sheet 2 of 2	As Stated	A1
DR0402	Standard Details - Trash Screen Detail	1:25	A1
DR0403	Flood Defence Wall - Detail 1: Wall Arrangement on Whitechurch Road / South of St. Gatien Court	As Stated	A1
DR0404	Flood Defence Wall - Detail 2: Wall Arrangement on Whitechurch Road & Willbrook Lawn (above Grange Park Road)	As Stated	A1

Our ref: MDW0825

West Pier Business Campus
Dun Laoghaire, Co. Dublin
A96 N6T7
T +353 1 488 2900

Tadgh O'Mahony & Conor Quinlan,
Environmental Protection Agency,
Richview Lodge,
McCumiskey, Clonskeagh Road,
Dublin 14.

Date: 29 July 2020

**RE: PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL IN RESPECT OF
PROPOSED WHITECHURCH STREAM FLOOD ALLEVIATION SCHEME UNDER SECTION 177AE OF
THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.**

Dear Sirs,

RPS give notice on behalf of South Dublin County Council of the Council's intention to make an application to An Bord Pleanála for approval of the Proposed Whitechurch Stream Flood Alleviation Scheme.

The Scheme proposes to undertake flood relief works along the Whitechurch Stream between St Enda's Park and its confluence with Owendoher River at Ballyboden Road.

The proposed development consists of raising banks, riverbank improvement, removal of trees and other vegetation, building new walls and / or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, provision of trash screens and debris traps and other associated works. All the works are limited to within the flood plain of the Whitechurch Stream

A full description of the proposed development is contained within the documentation and drawings enclosed herewith.

In accordance with Section 177AE of the Planning and Development Act 2000 (as amended), please find enclosed a copy of the application and Natura Impact Statement, for your consideration.

The Board may make the following types of decision, under section 177AE (8) (a) of the Planning and Development Act, 2000 (as amended), in relation to the application:

- i. Approve the proposed development,
- ii. Make such modifications to the proposed development as it specifies in the approval and approve the proposed development as so modified,
- iii. Approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. Refuse to approve the proposed development.

and may attach to an approval under (i), (ii), or (iii) above such conditions as it considers appropriate.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902 relating to-

Our ref: MDW0825

- i. The implications of the proposed development for proper planning and sustainable development in the area concerned,
- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects of the proposed development on a European site.

Submissions or observations must be received by An Bord Pleanála not later than 5:30pm on the 17th of September 2020.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Michael Higgins', with a stylized, cursive script.

Michael Higgins
Senior Planner

for RPS Group Limited

Schedule of Enclosures

2 no. Digital Copies each containing:

- Cover Letter
- Newspaper Notice
- Copies of the public notice and letters to residents
- List of the bodies to which notice was sent and Copies of the Notices sent to each body
- Planning Report
- Natura Impact Statement
- Environmental Impact Assessment Screening Report
- Ecological Impact Assessment Report
- Environmental Report
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Engineering Services Report
- Planning and Engineering Drawings as listed below

Drawings Schedule			
Drawing No.	Title	Scale	Size
DR0000-01	Site Location Plan – Site Extents	1:2500	A1
DR0000-02	Site Location Plan – 1% AEP Flood Plain	1:2500	A1
DR0001	Proposed Layout Plan / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0002	Proposed Layout Plan / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0003	Proposed Layout Plan / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0004	Proposed Layout Plan / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1
DR0005	Proposed Layout Plan / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0011	Existing Tree Management Plans / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0012	Existing Tree Management Plans / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0013	Existing Tree Management Plans / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0014	Existing Tree Management Plans / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1

Our ref: MDW0825

DR0015	Existing Tree Management Plans / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0101	Existing Cross Sections - Set "WC01 to WC05" / 3D Model Data	1:100	A1
DR0102	Existing Cross Sections - Set "WC06 to WC011" / 3D Model Data	1:100	A1
DR0103	Existing Cross Sections - Set "WC12 to WC18" / 3D Model Data	1:100	A1
DR0104	Existing Cross Sections - Set "WC19 to WC26" / 3D Model Data		A1
DR0111	Detailed Proposed Works Sections - Set 1	1:50	A1
DR0112	Detailed Proposed Works Sections - Set 2	1:50	A1
DR0113	Detailed Proposed Works Sections - Set 3	1:50	A1
DR0114	Detailed Proposed Works Sections - Set 4	1:50	A1
DR0131	Whitechurch Stream Profile - Sheet 1 of 2	As Stated	A1
DR0132	Whitechurch Stream Profile - Sheet 2 of 2	As Stated	A1
DR0402	Standard Details - Trash Screen Detail	1:25	A1
DR0403	Flood Defence Wall - Detail 1: Wall Arrangement on Whitechurch Road / South of St. Gatien Court	As Stated	A1
DR0404	Flood Defence Wall - Detail 2: Wall Arrangement on Whitechurch Road & Willbrook Lawn (above Grange Park Road)	As Stated	A1

Our ref: MDW0825

West Pier Business Campus
Dun Laoghaire, Co. Dublin
A96 N6T7
T +353 1 488 2900

Development Management,
Connection and Developer Services,
Irish Water,
Colvill House,
24-26 Talbot Street,
Dublin 1,
D01 NP86.

Date: 29 July 2020

**RE: PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL IN RESPECT OF
PROPOSED WHITECHURCH STREAM FLOOD ALLEVIATION SCHEME UNDER SECTION 177AE OF
THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.**

Dear Sir / Madam,

RPS give notice on behalf of South Dublin County Council of the Council's intention to make an application to An Bord Pleanála for approval of the Proposed Whitechurch Stream Flood Alleviation Scheme.

The Scheme proposes to undertake flood relief works along the Whitechurch Stream between St Enda's Park and its confluence with Owendoher River at Ballyboden Road.

The proposed development consists of raising banks, riverbank improvement, removal of trees and other vegetation, building new walls and / or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, provision of trash screens and debris traps and other associated works. All the works are limited to within the flood plain of the Whitechurch Stream.

A full description of the proposed development is contained within the documentation and drawings enclosed herewith. The proposal can also be reviewed at the consultation website of South Dublin County Council at <https://consult.sdublincoco.ie/> and the Scheme's website at www.whitechurchfas.ie.

In accordance with Section 177AE of the Planning and Development Act 2000 (as amended), please find enclosed a copy of the application and Natura Impact Statement, for your consideration.

The Board may make the following types of decision, under section 177AE (8) (a) of the Planning and Development Act, 2000 (as amended), in relation to the application:

- i. Approve the proposed development,
- ii. Make such modifications to the proposed development as it specifies in the approval and approve the proposed development as so modified,
- iii. Approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. Refuse to approve the proposed development.

and may attach to an approval under (i), (ii), or (iii) above such conditions as it considers appropriate.

Our ref: MDW0825

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902 relating to-

- i. The implications of the proposed development for proper planning and sustainable development in the area concerned,
- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects of the proposed development on a European site.

Submissions or observations must be received by An Bord Pleanála not later than 5:30pm on the 17th of September 2020.

Yours faithfully,



Michael Higgins
Senior Planner

for RPS Group Limited

Schedule of Enclosures

Digital Copy containing:

- Cover Letter
- Newspaper Notice
- Copies of the public notice and letters to residents
- List of the bodies to which notice was sent and Copies of the Notices sent to each body
- Planning Report
- Natura Impact Statement
- Environmental Impact Assessment Screening Report
- Ecological Impact Assessment Report
- Environmental Report
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Engineering Services Report
- Planning and Engineering Drawings as listed below

Drawings Schedule			
Drawing No.	Title	Scale	Size
DR0000-01	Site Location Plan – Site Extents	1:2500	A1
DR0000-02	Site Location Plan – 1% AEP Flood Plain	1:2500	A1
DR0001	Proposed Layout Plan / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0002	Proposed Layout Plan / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0003	Proposed Layout Plan / Sheet 3 - Gatie's Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0004	Proposed Layout Plan / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1
DR0005	Proposed Layout Plan / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0011	Existing Tree Management Plans / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0012	Existing Tree Management Plans / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1

Our ref: MDW0825

DR0013	Existing Tree Management Plans / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0014	Existing Tree Management Plans / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1
DR0015	Existing Tree Management Plans / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0101	Existing Cross Sections - Set "WC01 to WC05" / 3D Model Data	1:100	A1
DR0102	Existing Cross Sections - Set "WC06 to WC011" / 3D Model Data	1:100	A1
DR0103	Existing Cross Sections - Set "WC12 to WC18" / 3D Model Data	1:100	A1
DR0104	Existing Cross Sections - Set "WC19 to WC26" / 3D Model Data		A1
DR0111	Detailed Proposed Works Sections - Set 1	1:50	A1
DR0112	Detailed Proposed Works Sections - Set 2	1:50	A1
DR0113	Detailed Proposed Works Sections - Set 3	1:50	A1
DR0114	Detailed Proposed Works Sections - Set 4	1:50	A1
DR0131	Whitechurch Stream Profile - Sheet 1 of 2	As Stated	A1
DR0132	Whitechurch Stream Profile - Sheet 2 of 2	As Stated	A1
DR0402	Standard Details - Trash Screen Detail	1:25	A1
DR0403	Flood Defence Wall - Detail 1: Wall Arrangement on Whitechurch Road / South of St. Gatien Court	As Stated	A1
DR0404	Flood Defence Wall - Detail 2: Wall Arrangement on Whitechurch Road & Willbrook Lawn (above Grange Park Road)	As Stated	A1

Our ref: MDW0825

West Pier Business Campus
Dun Laoghaire, Co. Dublin
A96 N6T7
T +353 1 488 2900

Inland Fisheries Ireland,
3044 Lake Drive,
Citywest Business Campus,
Dublin.
D24 Y265

Date: 29 July 2020

**RE: PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL IN RESPECT OF
PROPOSED WHITECHURCH STREAM FLOOD ALLEVIATION SCHEME UNDER SECTION 177AE OF
THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.**

Dear Sir / Madam,

RPS give notice on behalf of South Dublin County Council of the Council's intention to make an application to An Bord Pleanála for approval of the Proposed Whitechurch Stream Flood Alleviation Scheme.

The Scheme proposes to undertake flood relief works along the Whitechurch Stream between St Enda's Park and its confluence with Owendoher River at Ballyboden Road.

The proposed development consists of raising banks, riverbank improvement, removal of trees and other vegetation, building new walls and / or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, provision of trash screens and debris traps and other associated works. All the works are limited to within the flood plain of the Whitechurch Stream.

A full description of the proposed development is contained within the documentation and drawings enclosed herewith.

In accordance with Section 177AE of the Planning and Development Act 2000 (as amended), please find enclosed a copy of the application and Natura Impact Statement, for your consideration.

The Board may make the following types of decision, under section 177AE (8) (a) of the Planning and Development Act, 2000 (as amended), in relation to the application:

- i. Approve the proposed development,
- ii. Make such modifications to the proposed development as it specifies in the approval and approve the proposed development as so modified,
- iii. Approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. Refuse to approve the proposed development.

and may attach to an approval under (i), (ii), or (iii) above such conditions as it considers appropriate.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902 relating to-

- i. The implications of the proposed development for proper planning and sustainable development in the area concerned,

Our ref: MDW0825

- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects of the proposed development on a European site.

Submissions or observations must be received by An Bord Pleanála not later than 5:30pm on the 17th of September 2020.

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'Michael Higgins', written in a cursive style.

Michael Higgins

Senior Planner

for RPS Group Limited

Our ref: MDW0825

Schedule of Enclosures

Digital Copy containing:

- Cover Letter
- Newspaper Notice
- Copies of the public notice and letters to residents
- List of the bodies to which notice was sent and Copies of the Notices sent to each body
- Planning Report
- Natura Impact Statement
- Environmental Impact Assessment Screening Report
- Ecological Impact Assessment Report
- Environmental Report
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Engineering Services Report
- Planning and Engineering Drawings as listed below

Drawings Schedule			
Drawing No.	Title	Scale	Size
DR0000-01	Site Location Plan – Site Extents	1:2500	A1
DR0000-02	Site Location Plan – 1% AEP Flood Plain	1:2500	A1
DR0001	Proposed Layout Plan / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0002	Proposed Layout Plan / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0003	Proposed Layout Plan / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0004	Proposed Layout Plan / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1
DR0005	Proposed Layout Plan / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0011	Existing Tree Management Plans / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0012	Existing Tree Management Plans / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0013	Existing Tree Management Plans / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0014	Existing Tree Management Plans / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1

Our ref: MDW0825

DR0015	Existing Tree Management Plans / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0101	Existing Cross Sections - Set "WC01 to WC05" / 3D Model Data	1:100	A1
DR0102	Existing Cross Sections - Set "WC06 to WC011" / 3D Model Data	1:100	A1
DR0103	Existing Cross Sections - Set "WC12 to WC18" / 3D Model Data	1:100	A1
DR0104	Existing Cross Sections - Set "WC19 to WC26" / 3D Model Data		A1
DR0111	Detailed Proposed Works Sections - Set 1	1:50	A1
DR0112	Detailed Proposed Works Sections - Set 2	1:50	A1
DR0113	Detailed Proposed Works Sections - Set 3	1:50	A1
DR0114	Detailed Proposed Works Sections - Set 4	1:50	A1
DR0131	Whitechurch Stream Profile - Sheet 1 of 2	As Stated	A1
DR0132	Whitechurch Stream Profile - Sheet 2 of 2	As Stated	A1
DR0402	Standard Details - Trash Screen Detail	1:25	A1
DR0403	Flood Defence Wall - Detail 1: Wall Arrangement on Whitechurch Road / South of St. Gatien Court	As Stated	A1
DR0404	Flood Defence Wall - Detail 2: Wall Arrangement on Whitechurch Road & Willbrook Lawn (above Grange Park Road)	As Stated	A1

Our ref: MDW0825

West Pier Business Campus
Dun Laoghaire, Co. Dublin
A96 N6T7
T +353 1 488 2900

The Heritage Council,
Áras na hOidhreachta,
Church Lane,
Kilkenny.
R95 X264

Date: 29 July 2020

**RE: PLANNING APPLICATION TO AN BORD PLEANÁLA FOR APPROVAL IN RESPECT OF
PROPOSED WHITECHURCH STREAM FLOOD ALLEVIATION SCHEME UNDER SECTION 177AE OF
THE PLANNING AND DEVELOPMENT ACT 2000 AS AMENDED.**

Dear Sir / Madam,

RPS give notice on behalf of South Dublin County Council of the Council's intention to make an application to An Bord Pleanála for approval of the Proposed Whitechurch Stream Flood Alleviation Scheme.

The Scheme proposes to undertake flood relief works along the Whitechurch Stream between St Enda's Park and its confluence with Owendoher River at Ballyboden Road.

The proposed development consists of raising banks, riverbank improvement, removal of trees and other vegetation, building new walls and / or reinforcing existing ones, increasing existing wall heights, removal or replacement of low-level bridges, provision of trash screens and debris traps and other associated works. All the works are limited to within the flood plain of the Whitechurch Stream.

A full description of the proposed development is contained within the documentation and drawings enclosed herewith.

In accordance with Section 177AE of the Planning and Development Act 2000 (as amended), please find enclosed a copy of the application and Natura Impact Statement, for your consideration.

The Board may make the following types of decision, under section 177AE (8) (a) of the Planning and Development Act, 2000 (as amended), in relation to the application:

- i. Approve the proposed development,
- ii. Make such modifications to the proposed development as it specifies in the approval and approve the proposed development as so modified,
- iii. Approve, in part only, the proposed development (with or without specified modifications of it of the foregoing kind), or
- iv. Refuse to approve the proposed development.

and may attach to an approval under (i), (ii), or (iii) above such conditions as it considers appropriate.

Submissions or observations may be made only to An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01V902 relating to-

Our ref: MDW0825

- i. The implications of the proposed development for proper planning and sustainable development in the area concerned,
- ii. the likely effects on the environment of the proposed development, and
- iii. the likely significant effects of the proposed development on a European site.

Submissions or observations must be received by An Bord Pleanála not later than 5:30pm on the 17th of September 2020.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Michael Higgins'.

Michael Higgins

Senior Planner

for RPS Group Limited

Our ref: MDW0825

Schedule of Enclosures

Digital Copy containing:

- Cover letter
- Newspaper Notice
- Copies of the public notice and letters to residents
- List of the bodies to which notice was sent and Copies of the Notices sent to each body
- Planning Report
- Natura Impact Statement
- Environmental Impact Assessment Screening Report
- Ecological Impact Assessment Report
- Environmental Report
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Engineering Services Report
- Planning and Engineering Drawings as listed below

Drawings Schedule			
Drawing No.	Title	Scale	Size
DR0000-01	Site Location Plan – Site Extents	1:2500	A1
DR0000-02	Site Location Plan – 1% AEP Flood Plain	1:2500	A1
DR0001	Proposed Layout Plan / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0002	Proposed Layout Plan / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0003	Proposed Layout Plan / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0004	Proposed Layout Plan / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1
DR0005	Proposed Layout Plan / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0011	Existing Tree Management Plans / Sheet 1 - Area within St Enda's Park & Downstream of Bridge at Taylor's Lane	1:500	A1
DR0012	Existing Tree Management Plans / Sheet 2 - Area within St Enda's Park & Upstream of Sarah Curran Bridge	1:500	A1
DR0013	Existing Tree Management Plans / Sheet 3 - Gatiens Court & disused Garage on Whitechurch Road opp. St. Enda's Drive	1:500	A1
DR0014	Existing Tree Management Plans / Sheet 4 - Area to Garage Culvert Rathfarnham Ford & Willbrook Lawn on Whitechurch Road	1:500	A1

Our ref: MDW0825

DR0015	Existing Tree Management Plans / Sheet 5 - Willbrook Lawn Culvert Outlet to Culvert Inlet at Willbrook Road	1:500	A1
DR0101	Existing Cross Sections - Set "WC01 to WC05" / 3D Model Data	1:100	A1
DR0102	Existing Cross Sections - Set "WC06 to WC011" / 3D Model Data	1:100	A1
DR0103	Existing Cross Sections - Set "WC12 to WC18" / 3D Model Data	1:100	A1
DR0104	Existing Cross Sections - Set "WC19 to WC26" / 3D Model Data		A1
DR0111	Detailed Proposed Works Sections - Set 1	1:50	A1
DR0112	Detailed Proposed Works Sections - Set 2	1:50	A1
DR0113	Detailed Proposed Works Sections - Set 3	1:50	A1
DR0114	Detailed Proposed Works Sections - Set 4	1:50	A1
DR0131	Whitechurch Stream Profile - Sheet 1 of 2	As Stated	A1
DR0132	Whitechurch Stream Profile - Sheet 2 of 2	As Stated	A1
DR0402	Standard Details - Trash Screen Detail	1:25	A1
DR0403	Flood Defence Wall - Detail 1: Wall Arrangement on Whitechurch Road / South of St. Gatien Court	As Stated	A1
DR0404	Flood Defence Wall - Detail 2: Wall Arrangement on Whitechurch Road & Willbrook Lawn (above Grange Park Road)	As Stated	A1

Appendix D
Natura Impact Statement Report (NIS)

Provided under separate cover.

Appendix E
Environmental Impact Assessment Screening Report
(EIAS)

Provided under separate cover.

Appendix F
Ecological Impact Assessment Report (EclA)

Provided under separate cover.

Appendix G
Environmental Report (ER)

Provided under separate cover.

Appendix H
Landscape and Visual Impact Assessment Report (LVIA)

Provided under separate cover.

Appendix I
Arboricultural Assessment Report

Provided under separate cover.

Appendix J
Engineering Services Report

Provided under separate cover.

Appendix K Planning Application Drawings

Provided under separate cover.

