



22nd December 2020

Screening for Strategic Environmental Assessment (SEA)

Determination under Article 9(2) of the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations, 2004 (S.I. 435 of 2004), as amended

CONCERNING PROPOSED UPDATE OF THE SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS -GUIDELINES FOR PLANNING AUTHORITIES (MARCH, 2018).

This determination has been made following a consideration of the information contained in the SEA Screening Report (attached to this determination), the criteria set out in Schedule 1 to S.I. 435 of 2004, as amended, and to the consultation responses received from the Environmental Protection Agency, the Waste Policy and Enforcement Division of the Department of Environment, Climate and Communications and the Development Applications Unit of the Department of Tourism, Culture, Arts, Gaeltacht Sports and Media (attached to this determination) and to the text of the proposed updated Guidelines itself (attached to this determination). The response of the consultees did not recommend that an SEA should be undertaken.

Following an analysis and evaluation of the relevant information, including in particular, the nature of the proposed updated Guidelines and their potential for effects on the environment that could result from the implementation of the proposed updated Guidelines, the Minister accepts the recommendation of the SEA Screening Report that there is no possibility that the proposed updated Guidelines would be likely to have any significant effects on the environment.

The principal reasons for this conclusion was that the update primarily introduces a presumption against development of this type, save for a limited circumstances where a



local planning authority may identify a specific demand. The lack of geographic specificity at this stage in the planning hierarchy means that the environmental effects cannot be predicted and are more appropriately addressed by local planning policies. Therefore, SEA is not required for the proposed updated Guidelines.

The Minister of Housing, Local Government and Heritage having carefully considered the information in the SEA Screening Report and having regard to the advice of his officials and the submissions/observations received from consultees, agrees with and adopts the reasoning and conclusion of the SEA Screening Report. The Minister hereby determines pursuant to Article 9(2) of S.I. 435 of 2004, as amended, that the proposed updated Guidelines would not have likely significant effects on the environment and therefore an SEA is not required.



Darragh O'Brien, TD,
Minister for Housing, Local Government and Heritage

Attached:

Appendix A: SEA Screening Report (dated 23rd November 2020)

Appendix B: Proposed updated Guidelines (dated 23rd November 2020)

Appendix C: Email correspondence from DHLGH to SEA environmental authorities 23rd November 2020

Appendix D: Notice to SEA environmental authorities dated 23rd November 2020 requesting Submissions and Observations on whether the proposed updated Guidelines, would or would not be likely to have significant effects on the environment

Appendix E: Submissions/observations from the EPA to DHLGH dated 30th November

Appendix F: Submissions/observations from Waste Policy & Enforcement Division of the Department of Environment, Climate and Communications to DHLGH dated 17th December 2020

Appendix G: Submissions/observations from Development Applications Unit of the Department of Tourism, Culture, Arts, Gaeltacht Sports and Media dated 22nd December 2020.