

**To the Chairperson and Members of the
South East Area Committee**

Poolbeg West SDZ Update

Southeast Area Committee

Further to the pre-draft consultation phase, research and analysis is continuing under key headings. Emphasis is on determining constraints and options which will help provide a robust backdrop to the development of policies.

Infrastructural constraints

An ongoing research process aims to determine the constraints associated with infrastructure. This is particularly important given the sites location close to large scale utilities and the port, particularly considering the range of underground services (both existing and planned). Wayleaves need to be defined and mapped to help define any areas which should not be built on. All the main infrastructure providers, including the Electricity Supply Board, Irish Water, Bord Gais networks, and Telecom operators/providers, are being consulted to ensure a comprehensive approach.

Strategic Environmental Assessment

An environmental scoping process has been worked on with consultants CAAS (Conservation and Amenity Advice Service). This helps establish the environmental baseline and key issues to be considered in the development of the SDZ. Constraints have been mapped (See Figure 1 attached), and environmental considerations conceptualised (Figure2 attached). Amongst other aspects explored, potential impacts on ecology have been determined (Figure 3 attached), and zones of both heavy traffic and recreational amenity identified (Figure 4 attached).

Environmental considerations include climate, flooding, hazards, risks, soils and groundwater, ecological considerations, traffic, and air emissions. The Strategic Environmental Assessment process will work in tandem with Appropriate Assessment and Flood Risk Assessments.

Urban Design

Street network options and urban design parameters are being developed based on broad-brush constraints, desire lines, and key destinations both within and around the site. A SWOT analysis exploring strengths, weaknesses, opportunities and threats is being carried out. Urban design parameters also consider the environmental reporting process being carried out in conjunction with consultants (CAAS).

Transportation

Because of its central location, this site lends itself to sustainable modes of transport and reduced reliance on the private car. Results of a mobility and movement study being carried out by the National Transport Authority are expected soon and may influence both transport policy and urban design, including bus and Luas routes. Emphasis will be placed on creating a quality environment for walking and cycling, with links to key destinations including amenities, community facilities and public transport (bus and Luas).

Land-uses are being considered on foot of pre-draft submissions in conjunction with baseline work and building on the model outlines in the Development Plan SDRA. The interrelationship of land-uses is being carefully considered given possible proximity of residential uses to industry and disamenity. Setbacks and buffer areas (including open spaces/landscaping) may be necessary to address this.

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