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# ENVIRONMENTAL IMPACT STATEMENT – METRO NORTH

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## BELINSTOWN TO ST. STEPHEN'S GREEN

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### ANNEXES

VOLUME 3 – BOOK 2 OF 2

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## ANNEX A

**Annex A**  
**Metro North EIS**

**Information supporting the landuse chapters**

- Do minimum baseline



# **1 Do minimum landuse baseline**

## **1.1 Introduction**

In order to establish the do minimum landuse baseline for this EIS, ERM considered data relating to planning applications. This annex section documents the methodology that was followed with regards to selecting relevant planning applications within the defined study area.

## **1.2 Data collection and categorisation of the planning applications**

The EIS is primarily concerned with granted planning applications that are located directly on, or adjoining the surface elements of the proposed alignment. The study area therefore encompasses all applications within 20m of the outer edge of the surface elements, including construction compounds associated with the proposed scheme.

The planning application data collected includes 3 types of planning application obtained from Fingal County Council and Dublin City Council Geographical Information System (GIS) databases. These types are as follows:

- Permission for development under Section 34 of the Planning and Development Act 2000 (as amended) and referred to hereafter as the Act. A Grant of permission for a development allows development works to be carried out in compliance with any plans, particulars and conditions specified by the planning authority.
- Outline permissions under Section 34 and 36 of the Act. An outline permission permits a development in principle, and is subject to a subsequent detailed application for permission for development before development works can commence.
- Appeal Applications to An Bord Pleanála, under Section 37 of the Act – These refer to subsequent appeals (First or Third party) on a decision made by a planning authority on either of the above applications.

The planning application search does not consider planning applications currently under consideration by the respective planning authorities or An Bord Pleanála. These applications do not have a legal status with regard to current or future landuse and may never come to fruition. They cannot therefore be included in the landuse baseline at this time. The proposed scheme is well established in current national, regional and local landuse planning policy and therefore it is expected to be considered when any new applications are submitted. A review of national, regional and local policy is dealt with in the planning and policy context chapter of this EIS (Volume 1, Chapter 4).

An overview of the methodology criteria is provided in Table 1.1.

Table 1.1 Planning Application Search Overview

Information Objective	Survey Criteria	Data Source
<p>Future landuse according to planning applications relating to a grant of:</p> <ul style="list-style-type: none"> <li>- Permission for development and</li> <li>- Outline permission</li> <li>- Appeal decisions</li> </ul>	<ul style="list-style-type: none"> <li>- Applications granted within 20m of the outer-edge of the alignment</li> <li>- Applications granted from Oct 2001* to Dec 2007</li> <li>- Applications for developments of a minor nature or scale are <u>not considered</u> e.g. extensions to current developments, conversion of rooms, installation of features, retention of structures</li> <li>- Applications that are known to be currently under construction or that are built are <u>not included</u> as these are recorded in the landuse survey.</li> <li>- Extensions of time type planning applications are <u>not considered</u> in this planning application review.</li> </ul>	<ul style="list-style-type: none"> <li>- Baseline landuse walk-over and survey results completed 01-10-2007</li> <li>- Planning applications granted from Oct 2001 to December 2007 by Dublin City Council or Fingal County Council, for developments that could potentially be materially affected or severed by the proposed scheme and/ or adjoin the proposed scheme.</li> <li>- Dublin City Council and Fingal County Council GIS database for planning applications granted permission and outline permission.</li> </ul>

\* This 5 year period is the standard timeframe by which permission for development shall cease to have effect. The period is normally 3 years for Outline Permission unless otherwise stated by a planning authority. The 01-10-2001 date is selected as it is 5 years from the survey period. Developments pre-dating this period would have been recorded on-site if the planning application has not expired.

### 1.3 Results

The results of this assessment are detailed in the Baseline Landuse chapter of this EIS (Volume 1, Chapter 10).

