

COMHAIRLE CONTAE ÁTHA CLIATH THEAS
South Dublin County Council
Record of Executive Business and Chief Executive's Orders
Planning and Transport

Material Alterations to Proposed Variation (NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022 – 2028, Appropriate Assessment Screening Determination

Background

South Dublin County Council is preparing a Proposed Variation (No. 2 - NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022 – 2028 which will reflect and implement the National Planning Framework First Revision, 2025, the Section 28 Guidelines: NPF Implementation – Housing Growth Requirements (2025) and the Sustainable Residential Development and Compact Settlement Guidelines (2024). The Proposed Variation will amend the County Development Plan by, inter alia, zoning/re-zoning additional lands for residential development purposes to achieve the revised national housing growth requirements.

At Special Meetings of the Council held on the 19th and 24th of June 2026, the Elected Members of South Dublin County Council considered proposed variation No. 2 and the Chief Executives Report on submissions /observations received. At the meeting on the 24th June 2026 it was resolved by the Elected Members to make modifications to proposed variation no.2 to the South Dublin County Development Plan 2022-2028), and as these constituted material alterations to proposed variation no. 2, the proposed material alterations are subject to further public consultation.

Section 13 (b) of the Planning and Development Act 2024 requires the planning authority to determine, in accordance with Part 6 'Environmental Assessments' of the Planning and Development Act 2024, if an appropriate assessment is or is not required to be carried out in respect of the modifications that constitutes a material alterations of the proposed variation.

This determination relates to whether any Proposed Material Alteration would or would not necessitate the undertaking of Stage 2 AA under the Planning and Development Act 2000 (as amended) and Habitats Directive (Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, as amended).

Minogue Environmental Consulting Ltd has been procured to carry out required environmental assessments for the Proposed Variation and have screened the Proposed Alterations in accordance with the above legislation and associated criteria set out in Schedule 2A of the Regulations.

In carrying out this Screening for AA, the following were taken into account.

- Proposed Variation No. 1;
- Screening for AA Report for Proposed Variation No. 1; and
- Proposed Material Alterations to Proposed Variation No. 1; and
- Screening for AA Report for Proposed Material Alterations to Proposed Variation No.1.


Following an examination, analysis and evaluation of the relevant information, including in particular, the nature of the alterations and their potential relationship with European sites and their conservation objectives, as well as considering other plans and projects, and applying the precautionary principle, the Screening has determined that there is no potential for likely significant effects on any European sites.

For the reasons outlined above it is considered that the application for consent for the proposed development does not require an Appropriate Assessment or the preparation of a Natura Impact Statement (NIS).

The screening information has been reviewed by South Dublin County Council, and a determination has been made that the proposed Material Alterations to Proposed Variation No.2 (NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022 – 2028), is not foreseen to have any likelihood for any significant effect on any European site, alone or in combination with other plans or projects and therefore any potential for a significant effect to any European site as a result of implementing Proposed Material Alterations to Proposed Variation No. 1 can be ruled out and that Stage 2 AA (including the preparation of a Natura Impact Report) is not required.

Recommendation:

Having considered the AA Screening Report prepared by Minogue Environmental Consulting Ltd, the requirements outlined in the relevant legislation and guidance and the level of detailed information regarding proposed alternations to Variation No. 2 of the County Development Plan 2022-2028, it is recommended that South Dublin County Council, as the Competent Authority, makes a determination that Stage 2 AA (including the preparation of a Natura Impact Report) is not required.


Senior Planner

ORDER:

Having considered the AA Screening Report prepared by Minogue Environmental Consulting the requirements outlined in the relevant legislation and guidance and the level of detailed information regarding proposed alternations to proppsed Variation No. 2 to the South Dublin County Development Plan 2022-2028, it is determined that Stage 2 AA (including the preparation of a Natura Impact Report) is not required.


Director Of Services

3/8/26
Date

To whom the appropriate powers have been delegated by the order number DELG2825 of the Chief Executive of South Dublin County Council