

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

Proposed Material Alterations to Proposed Variation No.2 (NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022 - 2028, Strategic Environmental Assessment Screening Determination

Background

South Dublin County Council is preparing a Proposed Variation (No. 2) 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 Council 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 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 would be subject to further public consultation.

Section 13 (b) of the Planning and Development Act 2024 requires the planning authority to determine, in accordance with the Strategic Environmental Assessment Regulations, whether a strategic environmental assessment is or is not required to be carried out in respect of the modification that constitutes a material alteration of the proposed variation.

Minogue Environmental Consulting Ltd have been procured to carry out SEA 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 making the determination, the information contained in the accompanying Screening for SEA Report (including information provided by environmental authorities and an examination of the need to undertake SEA against relevant criteria set out in Schedule 2A 'Criteria for determining whether a plan is likely to have significant effects on the environment' of the above Regulations) is being taken into account. That information has been carefully considered and its reasoning and conclusion agreed with and adopted.'

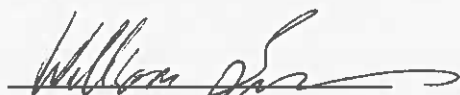
This Screening for SEA Report for Proposed Material Alterations demonstrates that the Proposed Material Alterations will not result in any likely significant effect on the environment. Taking into account the measures that have been already integrated into the Proposed Variation and the existing South Dublin County Development Plan that provide for and contribute towards environmental protection, environmental management and sustainable development, it is identified that any potential effect arising from any Proposed Material Alteration either is present already (beneficial) and will be further contributed towards; or will be mitigated so as not to be significant (adverse). In addition, some alterations merely added clarifications or amended context setting text for Variation provisions and these will not result in significant environmental effects. Consequently, these Proposed Material Alterations are advised as not requiring SEA.

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), will not

result in likely significant environmental effects and that SE A is not required to be undertaken on the proposed material alterations.

Recommendation:

That a determination is made that the Proposed Material to Variation No.2 (NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022 - 2028, will not result in likely significant environmental effects and that SEA is not required to be undertaken on the proposed material alteration.


Senior Planner

ORDER:

It is determined that the Proposed Material Alternations to Variation No. 2 (NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022 - 2028, will not result in likely significant environmental effects and that SEA is not required to be undertaken on the proposed material alteration.


Director Of Services

3/7/26
Date

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