

Strategic Environmental Assessment **Statement**

PREPARED UNDER

**The Planning and Development (Strategic
Environmental Assessment) Regulations (S.I. 456 of
2025)**

FOR

Proposed Variation No.2

**NPF Implementation Housing Growth Requirements
and Compact Settlement Guidelines**

TO THE

South Dublin County Development Plan 2022-2028

October 2026



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This report has been prepared by Minogue Environmental Consulting Ltd with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is prepared for South Dublin County Council, and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

1 Strategic Environmental Assessment Statement

1.1 Introduction

A Strategic Environmental Assessment was undertaken on Variation No 2 to comply with the SEA Directive. Strategic Environmental Assessment (SEA) is the formal evaluation of the likely significant environmental effects of implementing the Variation and is carried out at each stage of the Variation preparation process. The SEA Environmental Report (2026) accompanies the Variation No 2 and contains the findings of this assessment. An SEA Statement is the final aspect of the SEA process. The *Strategic Environmental Assessment Guidelines, Assessment of the Effects of Certain Plans and Programmes on the Environment (DEHLG 2004)* sets out that the purpose of the SEA Statement is to summarise the following:

- How environmental Considerations and the Environmental Report were factored into the Plan;
- How submissions/consultations were taken into account;
- Reasons for choosing the Plan as adopted, in light of other reasonable alternatives considered;
- Monitoring Measures.

Furthermore, SI 456 of 2025, Information on a Decision states:

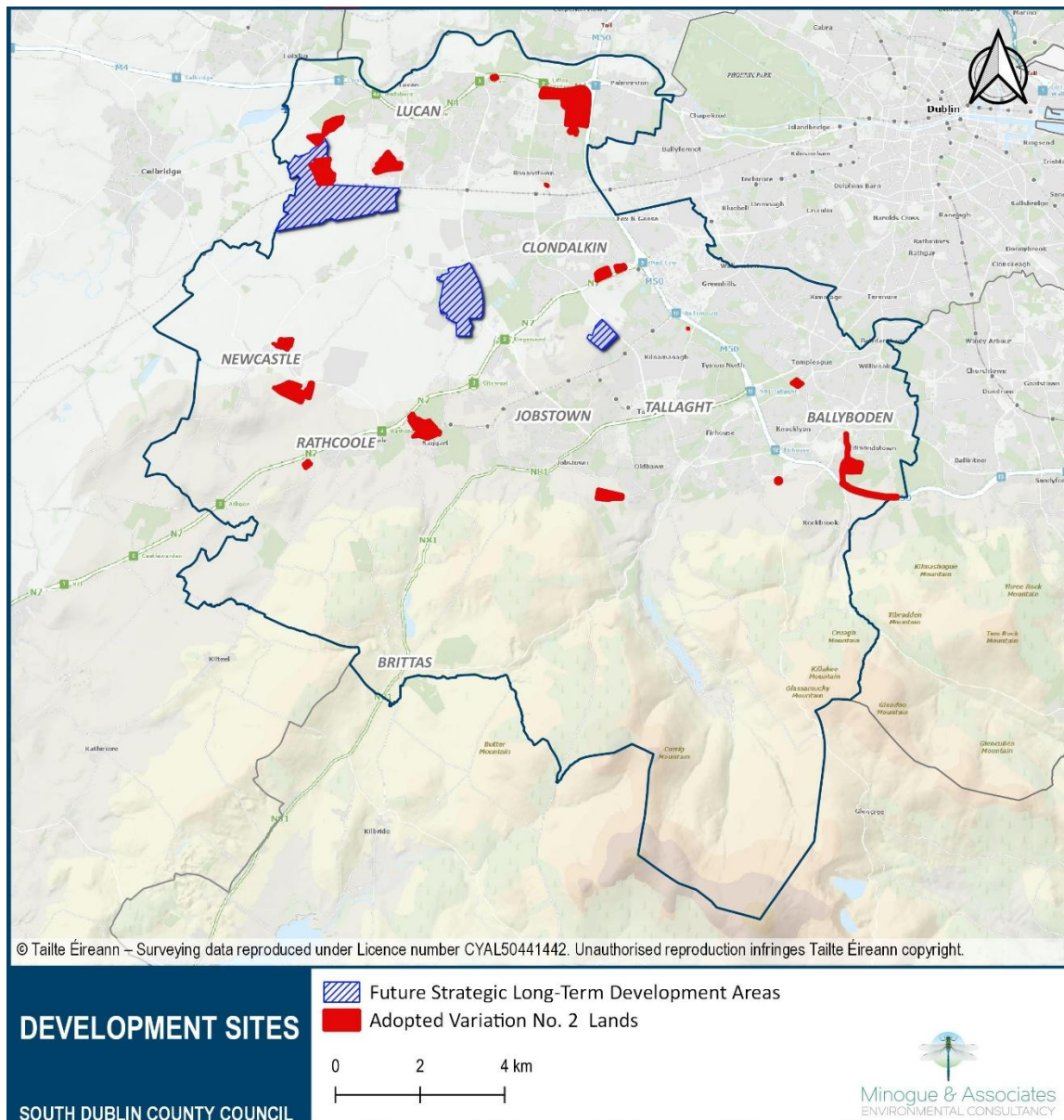
- "12. (1) A notice under Part 3, 21 or 22 of the Act of the making of the plan shall state that a statement is also available, summarising–*
- (a) how environmental considerations have been integrated into the plan,*
- (b) how–*
- (i) the environmental report prepared under Regulation 8,*
- (ii) submissions and observations made to the competent authority in response to a notice under Regulation 9 or Part 3 of the Act, and*
- (iii) any consultations under Regulation 10, have been taken into account during the preparation of the plan,*
- (c) the reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives dealt with, and*
- (d) the measures decided upon to monitor, in accordance with Regulation 14 the significant environmental effects of implementation of the plan.*
- (2) A competent authority shall send a copy of –*
- (a) the statement referred to in paragraph (1) to the environmental authorities, and*

b) the statement and plan to any other Member State or Transboundary Convention State consulted under Regulation 10.

Note 2b does not apply to this SEA Statement as Variation No 2 did not require consultation with other Member States or transboundary consultation.

Figure 1.1 below presents the plan area within the wider South Dublin County Council plan area and shows the lands rezoned under residential landuse following the adoption of the Variation by South Dublin County Council on 12th October 2026.

FIGURE 1-1 VARIATION NO 2 AND SOUTH DUBLIN COUNTY PLAN AREA



1.2 How Environmental Considerations and the Environmental Report were factored into the Plan and how Submissions/Consultations were taken into account

SEA was integrated into the various stages of the plan making process and guided the preparation of alternative scenarios and refining the same to inform selection of the preferred alternative arising from Variation No2. In addition, a preliminary environmental profile of variation lands was undertaken as part of the SEA and AA process and are included in Annex A of the final SEA ER. The profile of the Proposed Variation lands presents information on designated sites, including Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and proposed Natural Heritage Areas (NHAs), Liffey Valley Special Amenity Area (SAA) as well as the nearest surface water feature and corresponding water quality status in accordance with Water Framework Directive data. Proximity to Record of Protected Structures and Architectural Conservation Areas was also identified, based on Geographic Information System (GIS) analysis and desktop assessment. Further input from South Dublin County Council provided additional information on these lands as relevant. Other desktop research to inform the environmental profile of lands considered for rezoning included:

- A polygon-based search of the approximate boundaries of these lands was undertaken using the National Biodiversity Centre (NBDC) to identify records of protected species. This data, whilst validated by the NBDC, represents observations specific to the date of observation. The absence of a record of protected species does not automatically mean the species is absent from the site. The records of protected species were filtered to provide results from the past 10 years (2015-2025).
- Likewise, a review of aerial imagery was undertaken to identify landuse and preliminary habitat classifications after Fossitt Habitat classification system¹.

The environmental profiles presented in Annex A of the SEA ER and supporting annexes are intended to support preliminary site descriptions and are based on desktop research and GIS analysis. They do not replace or override site-specific investigations, which should be appropriately scoped and carried out by suitably qualified specialists. This environmental profile of the Variation Lands as well as submissions raised during the public consultation periods of the plan preparation process, allowed for the recommendation of specific mitigation measures for these lands as appropriate; please see Section 1.4 below for further information.

Finally, the SEA process was carried out having regard to international and national legislation, strategies, plans and guidelines on environmental protection and sustainable

¹ Fossitt, J (2000) *A Guide to Habitats in Ireland*. Heritage Council.

development. Submissions received from Environmental Authorities were also considered in the drafting of the Variation and the SEA Environmental Report. Recommendations from environmental assessments relating to European sites and the Strategic Flood Risk assessment also informed the SEA process. The specific steps taken were as follows:

1.2.1 Scoping Consultation

The purpose of the SEA Scoping report is to identify the scope of the SEA and ensure that relevant data and environmental topics are included in the SEA. SDCC prepared a Strategic Environmental Assessment (SEA) Scoping Report regarding the Proposed Variation. A formal notice was issued to the prescribed environmental authorities on 19th November 2025 to 9th December 2025 for three weeks, that SDCC will carry out an environmental assessment of the Proposed Variation and will prepare an environmental report of the likely significant effects on the environment of implementing the Proposed Variation. The main issues raised by consultees and the SEA response to the same is included in Table 1.1.

Table 1-1 Summary of Scoping Submissions from Environmental Authorities

Consultee	Main Points	SEA response
Environmental Protection Agency SEA Section Office of Radiation Protection and Environmental Monitoring	<p>In preparing the Variation, South Dublin County Council should also ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.</p> <p>SEA resources and guidance, including:</p> <ul style="list-style-type: none"> • SEA process guidance and checklists; • Inventory of spatial datasets relevant to SEA; • SEA of Local Authority Land-Use Plans - EPA Recommendations and Resources 2025 (Version 1.25) 	<p>Noted.</p> <p>As the Proposed Variation sits under the South Dublin County Development Plan 2022-2028, existing policies and objectives from this plan will apply and are referenced in Chapter 8 Mitigation Measures of the SEA Environmental Report.</p> <p>National and Regional plans and programmes as relevant and listed in the SEA of Local Authority Land -Use Plans Version 1.25 listed will be included in Chapter 3 of the SEA Environmental Report.</p>
Development Applications Unit, Dept of Housing, Heritage and Local Government	<p>The NMS's website (www.archaeology.ie) is a key source of data, information and publications, including GIS datasets</p> <p>Recommended inclusion of various guidelines Framework and Principles for the Protection of the Archaeological Heritage (Government of Ireland 1999) and Cultural Heritage in the National Planning Framework report: Ireland 2040 - Our Plan Strategic Environmental Assessment Scoping Report (Department of the Housing, Planning, Community and Local Government, 2018).</p>	<p>Noted. Datasets from Record of protected structures have been used in the environmental profile of the lands.</p> <p>Policies and plans are updated and referenced as relevant in Chapter 3. Note NPF has been updated under First Revision with updated Scoping Report.</p>
	<p>Any re-zoning of lands from the objectives set out for them in the 2022-2028 CDP incorporated in Proposed Variation, particularly from Objective OS 'To preserve and provide for open space and recreational amenities' or Objective RU 'To protect and improve rural amenity and to provide for the development of agriculture' to Objective RES-N 'To provide for new</p>	<p>Noted. This is discussed in Chapter 7 Impact Assessment, and Annex A of the SEA ER, which provides a summary of environmental and ecology considerations for each of the lands. This is based on desktop research and</p>

Consultee	Main Points	SEA response
	residential communities in accordance with approved area plans', may potentially lead to adverse effects on biodiversity, including on plants, animals and semi-natural and natural habitats, both in protected areas and outside them, as result of future development provided for by the re-zonings.	includes aerial imagery review to indicate habitats on each land, protected species search from National Biodiversity Centre database and consultation with SDCC and this submission, distance to European and National protected sites and nearest water feature and quality. This has informed mitigation as appropriate at strategic level, as shown in Chapter 8 of the SEA ER.
	In evaluating the potential effects on biodiversity of residential and associated development which may take place on lands re-zoned under Proposed Variation as part of the SEA of this variation of the CDP, attention in particular should focus on the possible effects on species such as otter, bat species and crayfish, afforded protection under the Habitats Directive (92/43/EEC), and species protected under the Wildlife Acts, 1976 to 2023, including plants subject to the Flora (Protection) Order 2022, Statutory Instrument S.I. No. 235/2022, and mammals such as badger, pine marten, stoat and Irish hare.	Noted, and agreed, please see above response.
	While it is unlikely any lands will be re-zoned for residential purposes in the close vicinity of the several European sites within the county, namely the Wicklow Mountains Special Area of Conservation (SAC), the Glenasmole Valley SAC and the Wicklow Mountains Special Protection Area (SPA) , because of their upland locations, it is likely areas may be re-zoned in the west of the county in the vicinity of the Grand Canal proposed Natural Heritage Area (pNHA) and possibly near or at least in the catchment of the Dodder Valley pNHA in the Firhouse-Old Bawn area.	Noted, and agreed, please see above response.

Consultee	Main Points	SEA response
	In order to minimize any adverse effects on these pNHAs which may ultimately result from the re-zoning of lands in their vicinity under Proposed Variation, mitigation set out in the SEA Report on the variation should include the retention of buffer corridors zoned as OS on either side of them to preserve the possibility for the migration of flora and fauna through these biodiverse areas. Such riparian buffer corridors should also be maintained along other stretches of rivers in the county if lands are re-zoned close to them, including along the Griffeen, Camac and the River Dodder as a whole	Mitigation is included which addresses buffer corridors, reflecting the green and blue strategy and identification of primary and secondary GI and BI corridors at county scale.
	Though as already referred to, any re-zonings proposed under Variation No. 1 are unlikely to be of lands in the vicinity of the European sites located in the county, the Appropriate Assessment (AA) to be undertaken in parallel with the SEA of the Proposed Variation should definitely seek to evaluate as far as possible the effects this may have on the ex-situ foraging within the county, of Special Conservation Interest (SCI) and Qualifying Interest (QI) bird species for nearby Special Protection Areas. Peregrine falcon and merlin, SCI/QI species for the Wicklow Mountains SPA, at least outside the breeding season hunt over lowland sections of the county where lands may be re-zoned, and in the rural parts of the county, such as in the Baldonnell, Newcastle and Locktown areas, flocks of golden plover are regularly observed in winter, which may form part of the population of this species which frequents the North Bull Island SPA, for which it is a SCI/QI species	Agreed, please see accompanying Natura Impact Report to this Variation and summary of same in Chapter 7 of the SEA ER.
	Similarly, the black-headed gull, a SCI/QI species for both the South Dublin Bay and River Tolka Estuary SPA and North Bull Island SPA, forages regularly both on agricultural lands and in parks and playing fields within suburbia in the South Dublin County Council administrative area.	Noted. Where existing data is available, this is presented in the NIR for SCI/QI birds. Due to time constraints, additional surveys were not possible during the programme for the Proposed Variation and are not required under the SEA Directive. Notwithstanding the

Consultee	Main Points	SEA response
	<p>Flocks of light-bellied brent goose, also a SCI/QI species for these two Dublin Bay SPAs, are known as well to use playing fields in some of South Dublin's parks to graze on, and in addition may utilize some club or school pitches in the county. Increased human populations in the catchments of such amenities, arising from accelerated residential development facilitated by the Proposed Variation, as well as resulting in higher levels of disturbance of the brent geese by humans and dogs, may lead to proposals for the installation of artificial pitches to replace existing playing fields used by the geese.</p>	<p>above, specific mitigation, including the requirement for Ecological Impact Assessments, forms part of the existing mitigation in the South Dublin CDP 2022 - 2028 and where identified through the SEA and AA process, site-specific mitigation, including the requirement for ecological surveys are included in the adopted Variation.</p> <p>Information on Mitigation is provided for in Chapter 8 of the SEA ER and, where relevant in the environmental profile and analysis of each of the lands in Annex A. Where site-specific mitigation is identified for birds, and other protected species, these are included in site specific mitigation, presented in Chapter 8 of the SEA ER and NIR.</p>
	<p>It would be desirable, so as to facilitate more fully informed SEA and AA of the Proposed Variation and establish the baseline status of SCI/QI birds in areas to be re-zoned or on lands which might be affected by nearby re-zonings, if surveys of wintering birds could be undertaken before the drawing up of the SEA and AA Reports on the Proposed Variation at least on lands in the ownership of South Dublin County Council, such as those in parks or the lands owned by the Council in Brownstown, Peamont and Lockstown mainly to the west of Grange Castle West Business Park and near the Grand Canal pNHA.</p>	<p>Noted. Where existing data is available this is presented in the NIR for SCI/QI birds. Due to time constraints, additional surveys were not possible during the programme for the Proposed Variation</p> <p>The accompanying NIR identifies potential mobile species pathways for species such as Golden Plover on 3 sites, please see the relevant section in the NIR.</p>

Consultee	Main Points	SEA response
		Mitigation is provided for in Chapter 8 of the SEA ER and where relevant in the environmental profile and analysis of each of the lands in Annex A. Where site specific mitigation is identified for birds, and other protected species, these are included in site specific mitigation, presented in Chapter 8 of the SEA ER..
	In any case, provision should be made in the SEA Report on the Proposed Variation for surveys of any lands re-zoned under this variation for wintering birds , breeding birds, bats, terrestrial mammals, protected and invasive plants, and natural an semi-natural habitats, before the area plans to guide the development of these lands for residential and associated purposes are finalised.	See above response
Kildare County Council	Acknowledgement of Scoping report and correspondence	Noted

1.2.2 Preparation of Variation No 2 and the SEA Environmental Report.

The key environmental issues considered included the following, and the SEA ER provided key recommendations to address the same through the iterative process of plan development and the existing environmental protection measures in the South Dublin County Development Plan 2022 2028. The existing and additional mitigation measures to address these themes are shown in Tables 1.4 SDCC Mitigation policies and Table 1.5 Site Specific mitigation measures.

Table 1-2: Key Environmental Issues

SEA topic	Key environmental issues
Biodiversity, Flora and Fauna	<ul style="list-style-type: none"> • Enhance existing natural environment in and around the plan area, • Potential impacts to European and Nationally designated sites • Recreational and development pressure on habitats and landscapes • Strengthen the role of nature-based solutions to climate change. • Minimising soil sealing and sustainable use of soil and water resources. • Managing and controlling alien invasive plant and animal species. • Supporting ecological connectivity and avoiding fragmentation of habitats at county scale. • Retention of key landscape features that provide such connectivity, particularly water courses and linear features including hedgerows, treelines and woodland.
Population and Human health	<ul style="list-style-type: none"> • Housing- social, mix of housing, density- achieving Core Strategy and residential units • Services including childcare, amenity, open space • Noise and air emissions and potential impact on human health • Placemaking and creation of sense of place • Provision of social and community infrastructure and demographic mix • Providing resilient urban space comprising blue and green infrastructure • High-quality placemaking • Potential effects on water quality.
Water resources including flooding	<ul style="list-style-type: none"> • Responding and adapting to increasing extreme weather effects and effects on water resources. • Control/avoid introduction of alien and invasive species • Reversing trends in water quality in the plan area, contributing to improving water quality.

SEA topic	Key environmental issues
	<ul style="list-style-type: none"> Seeking co benefits via Nature based solutions for surface water run off
Air Quality and Climate	<ul style="list-style-type: none"> Reducing transport related GHG emissions via modal shifts to alternative transport options Implementation of South Dublin Climate Action Plan 2024 via measures at plan level Addressing impacts of climate change and ensuring where possible mitigation to climate change impacts are designed to provide co benefits via nature based solutions.
Soil and Geology	<ul style="list-style-type: none"> Reuse of brownfield sites Reuse of materials where possible via circular economy approaches to construction Consideration of historical land use and possible local soil contamination
Landscape and townscape	<ul style="list-style-type: none"> Public realm measures Placemaking and creation of sense of place for new residential landuse zonings Good design and permeability Enhancement of local landscape character Erosion of local landscape features (eg vernacular boundaries, hedgerows)
Cultural Heritage	<ul style="list-style-type: none"> Protection and enhancement of built heritage Recognising relationship between natural and cultural heritage Promotion of heritage features.
Material Assets	<ul style="list-style-type: none"> Provision of a permeable pedestrian and cycling network within the plan area which links residential areas, schools, community facilities, green network and public transport facilities. Environmental protection will be integral, with the avoidance of potential pollution at source and reduction of environmental risks to the receiving environment Encouraging sustainable use of resources. Energy efficiency across material assets and infrastructure

1.3 SEA Evaluation against Strategic Environmental Objectives

The purpose of the Strategic Environmental Objectives (SEO) is to ensure that the assessment process is transparent and robust and that the Proposed Variation considers and addresses potential environmental effects. These SEOs, set for each of the environmental topics, are sourced from the SEA of the South Dublin County Development Plan 2022 -2028. These objectives are used in Consideration of Alternatives (Chapter 4 of the SEA ER) and Annex A of the SEA ER to assess and evaluate the Proposed Variation in an evaluation matrix.

Table 1-3: Strategic Environmental Objectives

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	
Biodiversity (Flora & Fauna) (B)	(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.
	(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.
	(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.
	(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.
Population & Human Health (PHH)	(PHH_1) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.
	(PHH_2) Provide high quality residential, community, working and recreational environments with access to sustainable transport options.
	(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services
	(PHH_4) Protect human health and well-being from environment-related pressures.
Climate Change (CC)	(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.
	(CC_2) Integrate sustainable design solutions into the city's infrastructure (e.g. energy efficient buildings; green infrastructure).
	(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.
	(CC_4) Encourage and promote development resilient to the effects of climate change.
	(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.
Soils & Geology (LSG)	(LSG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.
	(LSG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the city.
Water Quality (W)	(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the Water Framework Directive and Marine Strategy Framework Directive objectives and measures.
	(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	
	(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.
Air Quality & Noise (AN)	(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating and industry.
	(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.
	(AN_3) Aim to meet Air Quality Directive standards for the protection of human health - Air Quality Directive.
	(AN_4) Significantly decrease noise emissions associated with traffic and transport and other noise related industry etc.
Cultural Heritage (CH)	(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development
Landscape & Visual (LV)	(LV_1) Protect and maintain the special qualities of the landscape character of South Dublin County, especially with regard to areas of high amenity - River Liffey, Royal Canal, Grand Canal and coastline.
Material Assets (MA)	(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to match population distribution and protect existing assets, to meet the needs of South Dublin County's population.
	(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies
	(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.
	(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.

The assessment process highlighted actions with positive environmental effects on a strategic scale and identified where relevant mitigation in the current South Dublin County Development Plan will apply. Where potential uncertain or negative effects arose, they would be balanced by mitigation and monitoring measures, including mitigation measures identified through the SEA, AA assessment processes as well as mitigation measures as appropriate from the South Dublin County Development Plan 2022-2028, as the key statutory landuse framework for the plan area.

1.4 Mitigation

Mitigation involves ameliorating significant negative effects. Where the environmental assessment identifies significant adverse effects, consideration is given in the first instance to preventing such impacts or where this is not possible, to lessening or offsetting those effects. Mitigation measures can be generally divided into those that:

- Avoid effects;

- Reduce the magnitude or extent, probability and/or severity of effect;
- Repair effects after they have occurred; and
- Compensate for effects by balancing out negative impacts with positive ones.

More generally, a suite of existing environmental mitigation measures is contained in the South Dublin CDP 2022 -2028 that provide mitigation against significant negative environmental effects associated with the Variation. These are presented below in Table 1.4.

Additional environmental mitigation measures were recommended through the environmental assessment processes to minimise or ameliorate potential negative environmental effects of implementing the Variation. These were developed and then integrated into the Variation during the plan-making process. These measures were site-specific, informed by the environmental profiles and integration from the other environmental assessments, including the Appropriate Assessment and SFRA. These site-specific measures aimed to provide an additional layer of environmental protection and guide development over Variation no 2. Mitigation measures incorporated into Variation No 2 SEA ER are set out in Chapter 9 of the Environmental Report, Annex B and C of the SEA ER where consultation resulted in additional mitigation being recommended. A sample of the key mitigation measures developed for Strategic Local Objectives is provided in Table 1.6.

Finally, many impacts will be more adequately identified and mitigated at project and EIA level. In general terms, all development proposals will be required to have due regard to environmental considerations outlined in this Environmental Report and associated assessments, including the Screening for Appropriate Assessment/Natura Impact Report. The Variation must align with and sit within the South Dublin County Development Plan 2022 - 2028 in terms of planning hierarchy applicable to the County. As such, all mitigatory policies and objectives identified in the South Dublin County Development Plan 2022 -2028 will provide the same safeguards to ensure the impacts arising from the implementation of the Variation will be mitigated. Development proposals which are deemed contrary to the environmental objectives contained in the South Dublin County Development Plan 2022 -2028 will not normally be permitted, and if permitted, not without the appropriate site and development-specific mitigation measures. .

Table 1-4: Principal Environmental Protection Measures providing mitigation in the South Dublin CDP 2022-2028

SEA topic	Policy
Biodiversity Flora and Fauna	Policy NCBH1: Overarching Protect, conserve and enhance the County's natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations
Biodiversity Flora and Fauna	Policy NCBH2: Biodiversity Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.
Biodiversity Flora and Fauna	Policy NCBH3: Natura 2000 Sites Conserve and protect Natura 2000 Sites and achieve and maintain favourable conservation status for habitats and species that are considered to be at risk through the protection of the Natura 2000 network from any plans or projects that are likely to have a significant effect on their coherence or integrity.
Biodiversity Flora and Fauna	Policy NCBH4: Proposed Natural Heritage Areas Protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats and species.
Biodiversity Flora and Fauna	Policy NCBH5: Protection of Habitats and Species Outside of Designated Areas Protect and promote the conservation of biodiversity outside of designated areas and ensure that species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015, and wildlife corridors are adequately protected.
Biodiversity Flora and Fauna Landscape Cultural Heritage	Policy NCBH6: Dublin Mountain Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains, as a key element of the County's Green Infrastructure network.
Biodiversity Flora and Fauna Landscape Cultural Heritage Water	Policy NCBH7: Liffey River Valley and Special Amenity Area Order Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO)
Biodiversity Flora and Fauna Landscape Cultural Heritage Water	Policy NCBH8: Dodder River Valley Protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Dodder Valley, as a key element of the County's Green Infrastructure network.

SEA topic	Policy
Biodiversity Flora and Fauna Landscape Cultural Heritage Water	Policy NCBH9: Grand Canal Protect and promote the Grand Canal as a key component of the County's Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats
Biodiversity Flora and Fauna Heritage	Policy NCBH10: Invasive Species Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.
Biodiversity Flora and Fauna Landscape Cultural Heritage	Policy NCBH11: Tree Preservation Orders and Other Tree Protections Review Tree Preservation Orders (TPO) within the County and maintain the conservation value of trees and groups of trees that are the subject of a Tree Preservation Order while also recognising the value of and protecting trees and hedgerows which are not subject to a TPO.
Cultural Heritage Landscape Population and Human health	Policy NCBH13: Archaeological Heritage Manage development in a manner that protects and conserves the Archaeological Heritage of the County and avoids adverse impacts on sites, monuments, features or objects of significant historical or archaeological interest.
Cultural Heritage Landscape Population and Human health	Policy NCBH15: Views and Prospects Preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County
Cultural Heritage Population and Human health	Policy NCBH18: Multi-Culturalism Promote the County's multi-cultural heritage.
Cultural Heritage Population and Human health Landscape	Policy NCBH19: Protected Structures Conserve and protect buildings, structures and sites contained in the Record of Protected Structures and carefully consider any proposals for development that would affect the setting, special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly
Cultural Heritage Population and Human health Landscape	Policy NCBH22: Features of Interest Secure the identification, protection and conservation of historic items and features of interest throughout the County including street furniture, surface finishes, roadside installations, items of industrial heritage and other stand-alone features of interest.
Cultural Heritage Population and Human health	Policy NCBH23: Architectural Conservation and Design Encourage appropriate design of new-build elements and interventions in historic buildings and environments.

SEA topic	Policy
Landscape	
Biodiversity Flora and Fauna Population and Human health Climate change	Policy GI1: Overarching Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.
Biodiversity Flora and Fauna Population and Human health Climate change	Policy GI2: Biodiversity Strengthen the existing GI network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the East Region Spatial and Economic Strategy (RSES).
Biodiversity Flora and Fauna Population and Human health Climate change Water	Policy GI3: Sustainable Water Management Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate. Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors
Biodiversity Flora and Fauna Population and Human health Climate change Water Water Assets	Policy GI4: Sustainable Urban Drainage Systems Require the provision of Sustainable Urban Drainage Systems (SUDS) in the County and maximise the amenity and biodiversity value of these systems.
Biodiversity Flora and Fauna Population and Human health Climate change Water	Policy GI5: Climate Resilience Strengthen the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate.
Biodiversity Flora and Fauna Population and Human health	Policy GI6: Human Health and Wellbeing Improve the accessibility and recreational amenity of the County's GI in order to enhance human health and wellbeing while protecting the natural environment within which the recreation occurs.
Biodiversity Flora and Fauna Population and Human health Landscape Cultural heritage	Policy GI7: Landscape, Natural, Cultural and Built Heritage Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan.

SEA topic	Policy
Climate change Water	
Population and Human health Material Assets	Policy QDP1: Successful and Sustainable Neighbourhoods Support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities.
Population and Human health Materials Assets	Policy QDP2: Overarching - Successful and Sustainable Neighbourhoods Promote the creation of successful and sustainable neighbourhoods through the application of the eight key design principles to ensure the delivery of attractive, connected, and well-functioning places to live, work, visit, socialise and invest in throughout the County.
Population and Human health Materials Assets	Policy QDP3: Neighbourhood Context Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.
Population and Human health Materials Assets Climate change	Policy QDP4: Healthy Placemaking Promote the delivery of neighbourhoods that are attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.
Population and Human health Materials Assets Climate change	Policy QDP5: Connected Neighbourhoods Promote short distance neighbourhoods and strive towards the achievement of 10-minute settlements over the lifetime of the Plan, promoting a more compact development form, sustainable movement, and ease of access to services, community facilities, jobs and amenities.
Population and Human health Landscape	Policy QDP7: High Quality Design - Development General Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.
Population and Human health	Policy QDP10: Mix of Dwelling Types Ensure that a wide variety of housing types, sizes and tenures are provided in the County in accordance with the provisions of the South Dublin County Council Housing Strategy 2022-2028.
Population and Human health Landscape	Policy QDP11: Materials, Colours and Textures Promote high-quality building finishes that are appropriate to context, durable and adhere to the principles of sustainability and energy efficiency.
Population and Human health Material Assets	Policy QDP13: Plans/Frameworks - General Continue to work closely with all infrastructure providers to ensure the timely delivery of social, community, economic and sustainable transportation infrastructure in tandem with new residential development and in accordance with the

SEA topic	Policy
	provisions of the County Development Plan or any Local Area Plan, SDZ Planning Scheme or framework/masterplan in place in the area.
Population and Human health Material Assets Climate change	Policy QDP16: Framework Plans (FP) Prepare Framework Plans and Masterplans as required for identified areas on Council owned or other lands to facilitate a co-ordinated approach to development
Population and Human health Material Assets Climate change	Policy SM1: Overarching – Transport and Movement Promote ease of movement within, and access to South Dublin County, by integrating sustainable land-use planning with a high-quality sustainable transport and movement network for people and goods.
Population and Human health Material Assets Climate change	Policy SM2: Walking and Cycling Re-balance movement priorities towards sustainable modes of travel by prioritising the development of walking and cycling facilities and encouraging a shift to active travel for people of all ages and abilities, in line with the County targets.
Population and Human health Material Assets Climate change	Policy SM3: Public Transport – General Promote a significant shift from car-based travel to public transport in line with County targets and facilitate the sustainable development of the County by supporting and guiding national agencies in delivering major improvements to the public transport network.
Population and Human health Material Assets	Policy SM6: Traffic and Transport Management Effectively manage and minimise the impacts of traffic within the County having regard to the need to provide shared road space for different users.
Population and Human Health	Policy COS1: Social Inclusion and Community Development Promote social inclusion and community development and encourage active participation and social integration of minority and marginalised groups, consistent with RPO 9.1 and RPO 9.2 of the RSES.
Population and Human Health	Policy COS2: Social/Community Infrastructure Support the planned provision of a range of universally accessible and well connected social, community, cultural and recreational facilities, close to the communities they serve, consistent with RPO 9.14 of the RSES. (See also Chapter 5: Quality Design and Healthy Placemaking)
Population and Human Health	Policy COS3: Community Centres Ensure that communities across the county have access to multifunctional and intergenerational community centres that provide a focal point for community activities.
Population and Human Health	Policy COS4: Sports Facilities and Centres Ensure that all communities are supported by a range of sporting facilities that are fit for purpose, accessible and adaptable.

SEA topic	Policy
Population and Human Health Landscape Climate Change	Policy COS5: Parks and Public Open Space - Overarching Provide a well-connected, inclusive and integrated public open space network through a multi-functional high-quality open space hierarchy that is accessible to all who live, work and visit the County.
Population and Human Health	Policy COS6: Healthcare Facilities Support the Health Service Executive (HSE) in their aim to provide access to a range of quality health services, in line with Sláintecare and relative to the scale of each settlement and community, and facilitate other statutory and voluntary agencies, and the private sector in the provision of healthcare facilities and services, including the system of hospital care and the provision of community based primary care facilities appropriate to the size and scale of each settlement.
Population and Human Health	Policy COS7: Childcare Facilities Support and facilitate the provision of good quality and accessible childcare facilities at suitable locations within the County in consultation with the County Childcare Committee.
Population and Human Health Material Assets	Policy COS8: Primary and Post Primary Schools Policy COS8(a): Work in conjunction with the Department of Education and Skills to promote and support the provision of primary and post-primary schools in the County to reflect the diverse educational needs of communities. Policy COS8(b): Engage with the Department of Education and Skills and support the Department's School Building Programme by actively identifying sites for primary and post primary schools at suitable locations, based on forecast need.
All SEA topics	Policy IE1: Overarching Policy Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.
Water Resources Material Assets. Population and Human Health	Policy IE2: Water Supply and Wastewater Ensure that water supply and wastewater infrastructure is sufficient to meet the growing needs of the population and to support growth in jobs over the lifetime of the Development Plan facilitating environmental protection and sustainable growth.
Water Resources Population and Human Health Biodiversity Flora and Fauna	Policy IE3: Surface Water and Groundwater Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.
Water Resources Material Assets. Population and Human Health	Policy IE4: Flood Risk Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient County.

SEA topic	Policy
Material Assets	Policy IE6: Waste Management Implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.
Air Quality and Noise. Population and Human Health. Biodiversity Flora and Fauna	Policy IE7: Environmental Quality Seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity in line with European, National and Regional policy and legislation.

Table 1-5 Examples of mitigation integrated to the SLOs for the Variation via environmental assessments and consultation

SLOs	Text in bold from the SEA and AA. Other measures were proposed through the material alteration processes and can be identified through Annex B and C of the SEA and accompanying CE report.
Adamstown SDZ West <u>SLO wording:</u> CS7 SLO3: Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following	<ol style="list-style-type: none"> 1. Development may not commence until Dart+ Southwest has commenced construction. 2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application. 3. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, inter alia: <ol style="list-style-type: none"> a. Retention and enhancement of the east-west hedgerow in the northern part of the site as recorded on 1st Edition OS maps, unless required for wider movement needs. b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,

SLOs	Text in bold from the SEA and AA. Other measures were proposed through the material alteration processes and can be identified through Annex B and C of the SEA and accompanying CE report.
	<ul style="list-style-type: none"> c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, d. A Public Open Space Audit to inform proposals for public open space and recreational facilities, e. Provision for future infrastructure and access connections to lands to the south and west, including reservation for a future vehicular bridge over the railway line, unless determined otherwise in writing by the planning authority; and f. Ensure adequate educational capacity for sites adjacent to Adamstown are catered for in consultation with the Department of Education and Youth.
<p>Finnstown Castle</p> <p><u>SLO Wording:</u></p> <p>CS7 SLO2:</p> <p>Development on RES zoned lands at Finnstown Castle shall comply with the following</p>	<ul style="list-style-type: none"> 1. Development may not commence until Dart+ Southwest has commenced construction. 2. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburriss SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application. 3. Through appropriate studies or otherwise and having regard to the cumulative development potential around and including the subject lands, planning applications for residential development on the subject lands shall be informed by and address, inter alia: <ul style="list-style-type: none"> a. Retention and enhancement of the hedgerow and tree line on the north-western boundary of the site as recorded on 1st Edition OS maps, b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,

SLOs	Text in bold from the SEA and AA. Other measures were proposed through the material alteration processes and can be identified through Annex B and C of the SEA and accompanying CE report.
	<ul style="list-style-type: none"> c. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, d. A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage, e. A Public Open Space Audit to inform proposals for public open space and recreational facilities, and f. Provision for direct active travel connections from the subject lands into Adamstown SDZ.
<p>Tubber Lane North</p> <p><u>SLO Wording:</u></p> <p>CS7 SLO4:</p> <p>Development on RES-N zoned lands north of Tubber Lane shall comply with the following:</p>	<ul style="list-style-type: none"> 1. Development may not commence until Dart+ Southwest has commenced construction. 2. Development may not commence until Tobermaclugg Park, a phasing requirement of the Adamstown SDZ Planning Scheme, has commenced construction. 3. An infrastructure masterplan shall be submitted to the planning authority as part of a planning application for residential development, addressing the water and wastewater network upgrades as necessary to serve the subject lands while demonstrating that the needs of zoned lands in the surrounding area, including Clonburris SDZ, are not compromised. To be agreed with Uisce Éireann in advance of submission of a planning application. 4. A masterplan for the lands, integrated with the existing parameters of the Adamstown SDZ Planning Scheme, shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the submission of a planning application for residential development on the subject lands. Having regard to the cumulative development potential around and including the subject lands, the masterplan shall be informed by and address, inter alia: <ul style="list-style-type: none"> a. Retention and enhancement of the north-south hedgerow as recorded on 1st Edition OS maps, unless required for wider movement needs, b. Retain woodland as area of importance for wildlife and a key stepping stone in the wider ecological network; any interventions in or adjacent to the woodland should be informed by an EcIA and generally support the maintenance of such habitat as a refuge for wildlife,

SLOs	<p>Text in bold from the SEA and AA.</p> <p>Other measures were proposed through the material alteration processes and can be identified through Annex B and C of the SEA and accompanying CE report.</p>
	<ul style="list-style-type: none"> c. Lighting design and implementation should be informed by ecological surveys and seek to minimise impacts on wildlife via sensitive design in line with Institute of Lighting Practice Note 23/8 and any superseding guidance, d. Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site, e. A Social Infrastructure Audit and provision within development proposals to address any needs identified, and to provide the planning framework to address social infrastructure and proactively engage with the relevant states agencies, f. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, informed by options which can be demonstrated as being capable of being delivered as part of development, phased or otherwise, to provide access to high-capacity public transport as defined in the Sustainable Residential Development and Compact Settlement Guidelines, g. A Public Open Space Audit to inform proposals for public open space and recreational facilities, having regard to environmental sensitivities and ensuring the provision of an appropriate balance of passive and active amenity in the public open space; and <p>Ensure adequate educational capacity for sites adjacent to Adamstown are catered for, in consultation with the Department of Education and Youth.</p>
<p>Citywest</p> <p><u>SLO Wording:</u></p> <p>CS8 SLO2:</p> <p>Development on RES-N zoned lands on the former golf course of the Citywest Hotel shall be in accordance with a masterplan for the lands to be prepared by the</p>	<ul style="list-style-type: none"> a. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, ECIA's to be undertaken by appropriately experienced and qualified ecologists and prepared in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine (CIEEM, 2018) and any superseding guidance; b. Lighting design and implementation should be informed by ecological surveys and seek to minimise impacts on wildlife through sensitive design in line with Institute of Lighting Practice Note 23/8 and any superseding guidance; c. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact;

SLOs	Text in bold from the SEA and AA. Other measures were proposed through the material alteration processes and can be identified through Annex B and C of the SEA and accompanying CE report.
planning authority or in consultation with, and approved by, the planning authority, in advance of the submission of a planning application for residential development informed by and addressing, inter alia:	<p>d. Provision for a direct active travel link through the subject lands between Mill Road and Garter Lane;</p> <p>e. A site-specific FRA addressing both the ornamental surface water features within the site and the un modelled watercourse to the south;</p> <p>f. An analysis of the existing water features to include for their incorporation as part of wider nature-based solutions to surface water management where feasible and appropriate; and</p> <p>g. Provision for a community centre / sports hall of approximately 1500sqm, or as agreed with the Planning Authority.</p>
<p><u>SLO wording for SDA Sites:</u></p> <p>CS3 SLO1:</p> <p>To protect and enhance the Green Infrastructure Corridor along the western boundary with Kildare and protect the Grand Canal Corridor pNHA as part of any future development proposals for these lands to the south and west of Adamstown SDZ. Appropriate ecologically informed buffers for GI corridor and the Grand Canal pNHA will form part of any such proposal.</p> <p>CS3 SLO2:</p> <p>To carry out a study of the lands at Grange Castle / R136 to identify their future reallocation for alternative uses while retaining a 18 hole municipal golf course function within the lands and considering flood risk assessment, existing green infrastructure and riparian corridors.</p> <p>CS3 SLO3:</p> <p>The Area-Based Transport Assessment for these lands shall include an assessment of DART+ Southwest, Luas to Lucan, road infrastructure and existing bus services serving Adamstown and Clonburris at the early stages of the ABTA process for the purpose of identifying transport options for assessment at the later stages of the ABTA regarding sufficiency to serve existing and future transport demand scenarios.</p> <p>CS3 SLO4:</p>	

SLOs	<p>Text in bold from the SEA and AA.</p> <p>Other measures were proposed through the material alteration processes and can be identified through Annex B and C of the SEA and accompanying CE report.</p>
	<p>To ensure that the plan-led approach for any future Strategic Development Area within Adamstown South and West (Outer) includes investigation of the need for an additional rail station and appropriate community, recreation, and leisure infrastructure to serve the lands, including an evidence based assessment of the need for a public swimming pool, a multi-sport campus comprising indoor and outdoor facilities, a Garda Station, and health facilities having regard to any deficits that may exist in the surrounding area and to the needs of the relevant stakeholders, and where considered such infrastructure is required, the appropriate delivery mechanisms for same.</p>

1.5 Consultation on Variation No 2.

1.5.1 Public Consultation Non-Statutory Consultation

In response to the Guidelines, South Dublin County Council (SDCC) invited the public, landowners, homebuilders and other interested stakeholders to put forward suggestions for lands within the County that may be suitable for residential uses to contribute to meeting the revised housing requirements. In this regard, a non-statutory consultation was held by South Dublin County Council over the period 23rd October to Thursday, 13th November 2025. SDCC sought proposals for lands or sites within its administrative area (with supporting information) that:

- Contribute to the achievement of Compact Growth.
- Are within the built-up footprint of Dublin City and Suburbs and other existing towns.
- Are in areas that contribute to Transport-Oriented Development (TOD) by virtue of good availability and proximity to high-capacity public transport.
- Are serviced or serviceable within the next five-year period.
- Are in areas with good social infrastructure and capacity in schools and community facilities or that can provide for the development of necessary social infrastructure.
- Support the development of infill housing, housing on brownfield land and/or address vacancy and dereliction.
- Do not have significant challenges or impediments to the development of housing e.g. legal, environmental, topographical or servicing.

Submissions were made online through the Council's consultation portal or by post. In total 43 submissions were received on this non-statutory consultation process. All proposed lands received were assessed in line with the methodology set out in the Report to Councillors (October 2025).

1.5.2 Statutory consultation

In accordance with Section 58 (7) and (8) of the Planning and Development Act 2024 (as amended), the Proposed Variation No. 2 and the Draft Environmental Reports were put on public display between 13th February 2026 and 13th March 2026.

Public notices notifying members of the public that the Proposed Variation was on public display were published in the Irish Times (English) and in the Tallaght Echo (in English and Irish) and on the Council's website. The Variation, supporting documentation and environmental assessments were published on the Council's consultation portal inviting written observations and submissions. Public consultation on the Variation was also promoted through the Council's social media.

The Proposed Variation was made available to view at Lucan Library and County Hall, Tallaght during normal opening hours (excluding public holidays). Two public information drop-in sessions were held during which Council staff were available to answer questions at:

- County Hall, Tallaght, D24 A3XC, Wednesday 25th February 2026, 14.00 – 20.00

- Lucan Library, Lucan Shopping Centre, Newcastle Road, Lucan, K78 V295 , Wednesday 04th March 2026, 14.00 – 20.00

The drop-in session in Lucan in particular was very well attended with a constant stream of people attending over the six-hour period. 4388 submissions were received in total on the Proposed Variation within the consultation period. In accordance with Section 58 of the Planning and Development Act 2024, as amended, written submissions and observations were published on the website of the authority within 10 working days of their receipt.

1.5.3 Statutory Bodies

Under Section 58 (7) of the Planning and Development Act 2024 (as amended) the Planning Authority is required to send notice of the proposed variation to the prescribed authorities listed within that section. Consultation has been undertaken with statutory bodies throughout the Variation process

1.5.4 Proposed changes to the Variation

Following the consultation period, material alterations were proposed and are included in the CE report; these were screened for likely significant environmental effects from the SEA and were also subject to screening under the EU Habitats Directive. The Screening for these material alterations are included in Annex B of the final SEA ER and the accompanying Natura Impact Report (NIR) appendices.

Further amendments were proposed, and these were also subject to SEA and AA Screening; these can be found in Annex C of the final SEA ER and the accompanying NIR appendices

1.6 Approval of Variation No 2 of the South Dublin County Development Plan 2022 -2028

The SEA process was considered at each stage of the making of the Plan. Having considered the plan and supporting SEA ER and NIR, Variation No 2 of the South Dublin County Development Plan 2022 -2028 was approved by the Members of South Dublin County Council on the 19th October 2026 meeting.

2 Reasons for choosing the Variation as adopted, in light of other reasonable alternatives considered

The SEA Statement must include and summarise “the reasons for choosing the plan as adopted, in the light of other reasonable alternatives dealt with”. The following alternatives were considered through the SEA process and assessed against the Strategic Environmental Objectives (SEOs), which are criteria used to query the overall environmental performance of the Variation.

2.1.1 Background and context

All alternatives must be realistic, reasonable, implementable and viable. The Proposed Variation to the South Dublin CDP 2022 -2028 seeks to respond to the recent changes in National planning policy, namely the publication of the National Planning Framework (NPF) First Revision and the publication of Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended):

- NPF Implementation: Housing Growth Requirements, 2025 ('the 2025 Guidelines'), and
- Sustainable Residential Development and Compact Settlement Guidelines, 2024 ('the Compact Settlement Guidelines').

The Planning and Development Act 2024 (as amended) requires that a development plan shall be materially consistent with the National Planning Framework, regional spatial and economic strategy and any relevant National Planning Policies and Measures.

The selection of suitable lands for zoning/re-zoning to residential uses have followed a criteria-based assessment to ensure the approach is consistent with achievement of the shared goals outlined in the NPF, RSES and CDP in relation to, inter alia, Compact Growth, Accessibility, Sustainable Mobility, Climate Action, transition to a low carbon climate resilient society and proper planning and sustainable development.

The lands identified as preferred as part of the Variation must meet the criteria-based approach where possible, with highest ranking lands advancing to Variation stage. The criteria-based approach to assessment of the lands provided a useful method of assessing and ranking the lands in terms of suitability and in identifying shortfalls that could be addressed in tandem with development, some of which have been included as Specific Local Objectives in the Proposed Variation. Generally, the highest scoring lands were the focus of the preparation of the Proposed Variation. The capacity of these lands and their individual and cumulative ability to achieve the identified need for additional lands in response to the 2025 Guidelines were also considered.

In some cases, policies of the County Development Plan, potential planning/social gain or site constraints also informed which sites or parts of sites were to be brought forward as part of the Proposed Variation.

2.1.2 Earlier Alternatives excluded on grounds of not being reasonable to achieve the objectives and scope of the plan (i.e. Proposed Variation).

A number of alternatives were considered during early iterations of the Proposed Variation, and these are presented below. The rationale and reasons for their exclusion are also given.

- Whilst there are lands in the plan area that are Employment and Enterprise (EE) and these could be rezoned to residential; these are not realistic at this juncture to include for zoning as a more comprehensive analysis of EE land needs and capacity will need to be carried out as part of the preparation for the next County Development Plan. Widescale rezoning in advance of this would be premature.
- Tallaght Town Centre LAP and City Edge (plan preparation in progress) lands are existing Strategic Long-Term Development Areas which are forecast to be developable over a long timeframe from the present time up to and beyond 2040. Their regeneration and delivery of residential and more intensive mixed-use development is expected to be gradual, aligned with phased delivery, resolution of existing constraints and investment in infrastructure and public amenities needed to reflect the evolving nature of these areas. As part of the settlement capacity audit which established the need for additional residential lands, housing delivery in these areas has been forecast from the present time up to and beyond 2040 and therefore has been considered already, consequently this is not a realistic alternative.
- A related alternative under consideration was to rezone additional lands for Employment and Enterprises uses elsewhere in the County to facilitate quicker regeneration in these areas by accommodating the relocation of existing low employment extensive land-uses. This was not considered to be realistic as such alternative lands would need to be readily available and serviced or would require investment in infrastructure, which in itself would require a long lead-in time.
- Finally, lands on the lower hills of the County were identified through submissions for consideration for rezoning. With one exception, these did not meet the criteria-based approach, in terms of transport orientated development, and other infrastructural requirements in addition to representing significant environmental and cultural resources at plan level. Therefore, the lands on the hills of South Dublin County were not considered realistic or practical alternatives. Generally, the focus for lands was on the Dublin City and Suburbs settlement, in accordance with national, regional and local planning policy. While lands were identified through submissions for consideration for rezoning in the settlements of Rathcoole, Newcastle and Saggart, these lands generally did not score well and were not brought forward, except at specific locations that provided the potential for significant planning/social gain or where lands scored highly in the assessment and were contiguous to the Dublin City and Suburbs boundary.

2.1.3 Consideration of Alternatives Workshop

A Consideration of Alternatives workshop was held with the SEA Consultants, and SDCC team members from Forward Planning, Heritage, Environment, Climate Action and JBA Ireland consultants undertaking the Strategic Flood Risk assessment on 25th November 2025. Three alternatives were discussed at this workshop and are summarised below.

Alternatives Considered	SEA commentary
Alternative 1: Sequential development across all settlements: all existing settlements including settlements in more rural areas would be identified for additional residential land rezoning, on a sequential basis, where lands are, or could be, serviced.	<p><i>At strategic level, this alternative presents a number of potential conflicts with the SEOs, principally around PHH, Air and Noise and material assets. This is due to a proposed sequential expansion across all settlements may result in excessive urban sprawl due to lands not being prioritised for transport-oriented development. This could generate additional private transport activity over medium to long term. This is due to not all settlements being supported by good public transport links, and in the absence of same, adverse, medium to long terms effects could arise from this pattern.</i></p> <p><i>This alternative would impact adversely on transport emissions at county level, that currently account for approximately 30% of the emissions of South Dublin. Associated with this would be local impacts at settlement lands associated with increased noise and air quality emissions. Whilst the existing public transport options could be used where present, reducing the need for private transport, this alternative would not support a more broad, holistic modal shift that increases non-vehicular means for all activities such as transport to school, shops and home. The potential for cumulative erosion of landscape and wildlife corridors associated with this alternative, might be addressed through existing mitigation but would require constant oversight and monitoring.</i></p> <p><i>Finally, this alternative is not consistent with a number of the Material Assets SEOs, in addition to the transport issues, the alternative does not represent an efficient use of services such as water supply, wastewater etc.</i></p>
Alternative 2: Brownfield and underutilised lands within the built-up footprint of Dublin City and suburbs.	<p><i>This scenario prioritises lands within the built-up footprint of Dublin City and Suburbs as the main focus for the residential rezoning proposals. This would include brownfield, institutional, infill lands and spaces which are underutilised or not widely publicly accessible, such as space associated with recreation such as golf courses. Whilst this alternative results in loss of green space at county scale, some of these lands under this approach are well located in terms of services, infrastructure, and public transport. There is an option to refine this alternative to allow for significant planning/social gain that can be developed through Specific Local Objectives</i></p>

	<p><i>such as requiring that lands adjacent provide for public use, biodiversity and wildlife.</i></p> <p><i>The provision of Specific local objectives can assist in addressing loss of green space under this approach. This would facilitate consistency with a number of SEOS around PHH, BFF, W and MA in particular over the short to longer term.</i></p> <p><i>A blanket exclusion of lands, some of which are well located in terms of services, infrastructure and public transport would contribute to loss or conversion of other greenfield lands at county scale; some of which may be more significant in overall environmental quality and could give rise to cumulative loss of features at county scale including non-designated habitats or locally important features of cultural and environmental heritage (non-designated). Some of these lands may also be the most readily deliverable, requiring lower additional investment in infrastructure and services. Therefore, the local loss of greenspace is identified as an issue. However, mitigation at site level can be applied. Therefore, this alternative is a means to meet the objectives of the NPF, encouraging compact growth, whilst avoiding the lands of highest overall environmental sensitivity and facilitating transport-oriented development.</i></p>
<p>Alternative 3: Focus on large-scale Transport Orientated Development only at existing or planned high-capacity public transport rail and light-rail nodes as planned.</p>	<p><i>SEA comment: This alternative performs well in terms of greater alignment with national policy. The focus around transport hubs encourages public transport use and integrated landuse and transport development. This alternative performs well in terms of aligning large-scale transport orientated development with existing built-up lands. Consequently, at strategic scale, this alternative is consistent with a number of SEOs including MA and CC with indirect positive and direct positive interactions with PHH SEOS. This alternative can contribute to improved local air quality, and reduced noise emissions associated with reduced transport emissions. The alternative however could at this strategic scale result in extensive new residential zoning around transport hubs such as Hazelhatch close to the Grand Canal and Adamstown South -such lands are largely rural and in agricultural use. The loss of green space may also prevent implementation of nature-based solutions to climate change and effective surface water management due to conversion of lands to mostly built land and artificial surfaces. Areas of green and blue primary and secondary corridors are also present around the lands south of the Grand Canal including the Grand Canal Corridor primary corridor and Adamstown Link and Griffeen River link, secondary GI corridors.</i></p>

	<i>Given this alternative does perform strongly in terms of transport orientated development and provides positive interactions with the above-named SEOs, this alternative is broadly positive at strategic scale but requires further refinement.</i>
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2.1.4 Preferred alternatives

Based on the above evaluation, and given the statutory, hierarchical, and infrastructural capacity considerations, the preferred option is a combination of Alternative 2 and Alternative 3. By combining these two alternatives, the principle of transport-oriented development and, where possible a focus on brownfield and underutilised lands within Dublin City and suburbs, at strategic scale this combined alternative performs best with the SEOs.

At strategic scale, this combined alternative meets the objectives of the statutory provisions, and performs the strongest environmentally, subject to further refinement via lands proposed for rezoning and appropriate mitigation measures, including where relevant, site-specific measures. Thus, the planning authority has had regard to the potential alternatives as explored above, and this preferred alternative at strategic scale is being advanced and seeks to avoid and minimise adverse effects on environmental resources.

3 Monitoring Measures

It is proposed, in accordance with the SEA Directive, to base monitoring on a series of indicators which measure changes in the environment, especially changes which are critical in terms of environmental quality, for example water pollution levels. Monitoring will focus on the aspects of the environment that are likely to be significantly impacted upon by the implementation of the Variation No 2.

The targets and indicators are derived from the Strategic Environmental Objectives (SEOs) and are the same as those in the SEA ER of the South Dublin County Development Plan 2022 -2028. The target underpins the objective, whilst the indicators are used to track the progress of the objective and targets in terms of monitoring of impacts. The monitoring programme will consist of an assessment of the relevant indicators and targets against the data relating to each environmental component. Similarly, monitoring will be carried out frequently to ensure that any changes to the environment can be identified.

Table 3-1 SEA Monitoring

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
Biodiversity (Flora & Fauna) (B)	(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.	Preparation and implementation of a Green Infrastructure strategy for the county. <ul style="list-style-type: none"> • Preparation and implementation of actions in the SDCC Biodiversity Action Plan. • Implementation of actions in the SDCC Pollinator Plan. • That biodiversity is integrated into all decision making across the Plan. • Submission of Screening Report or Natura Impact Statement for proposed developments with planning applications in / and / or near European Sites. • No loss of protected habitats and species during the lifetime of the Plan. • Prevent the introduction or spread of invasive or alien species. 	Number of actions implemented in the SDCC Green Infrastructure strategy. <ul style="list-style-type: none"> • Number of actions implemented in the SDCC Biodiversity Action Plan. • Number of actions implemented in the SDCC Pollinator Plan. • Number of spatial plans that have included ecosystem services content, mapping and policy to protect ecosystem services when their relevant plans are either revised or drafted. • The findings from SEA and AA (as relevant) for policies, plans, programmes etc. • Designation of additional areas due to biodiversity and / or geological value. • Number / percentage of developments in / near Natura 2000 network. 	National Biodiversity and Pollinator Plans, SDCC Biodiversity and Pollinator Plans. All Ireland Pollinator Plan, GI monitoring including 'greening factor'. <ul style="list-style-type: none"> • Planning Data (APAS) reviews. • Internal monitoring of preparation of local land use plans. • Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). • Department of Culture, Heritage and the Gaeltacht report of the implementation of the measures
	(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.			
	(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.			

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
	(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.		<ul style="list-style-type: none"> Percentage of unique habitats and species lost in designated sites through trending of annual surveys Number, type and location of invasive species identified. 	<p>contained in the Habitats Directive - as required by Article 17 of the Directive (every 6 years).</p> <ul style="list-style-type: none"> Department of Culture, Heritage and the Gaeltacht National Monitoring Report for the Birds Directive under Article 12 (every 3 years). Consultations and referrals to the NPWS other relevant prescribed bodies
Population & Human Health (PHH)	<p>(PHH_1) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.</p> <hr/> <p>(PHH_2) Provide high quality residential, community, working and</p>	<ul style="list-style-type: none"> Development within the residential and employment growth areas identified in the MASP. Progress on implementation of extant planning permissions, delivery rate of units per neighbourhood within the overall settlement. 	<ul style="list-style-type: none"> Number / percentage of units delivered within overall settlements. Implementation of Plan measures relating to the promotion of economic growth and employment. 	<ul style="list-style-type: none"> Internal review of progress on implementing Plan objectives. SDCC Planning Data (APAS) and BCMS. Review of Strategy Implementation.

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
	<p>recreational environments with access to sustainable transport options.</p> <hr/> <p>(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services</p> <hr/> <p>(PHH_4) Protect human health and well-being from environment-related pressures.</p>	<ul style="list-style-type: none"> • Lands for Employment monitor uptake of employment lands using land capacity study baseline. • Number of sites added and or removed from the 'Vacant Sites Register'. • Progression of works forming part of the Parks & Open Space Strategy • Progression of roll out of Teen Space Programme 2021 and Sports Pitch Strategy. • Improved trends in quality of life related to these matters. • No significant deterioration in human health as a result of environmental factors. • Implementation of Cycle South Dublin Programme implementation of permeability projects arising from Sustainable Movement Studies; achievement of County Mode Split Targets for Walking and Cycling; number of schools participating in School Streets and Green Schools initiatives. 	<ul style="list-style-type: none"> • Number of buildings listed on 2020 vacant and derelict site registers now in use. • Number of actions implemented in the Parks & Open Space Strategy / Sports Pitch Strategy. • Any occurrence of spatially concentrated deterioration in human health. • Number / area of green spaces and amenities available to the public 	<ul style="list-style-type: none"> • Implementing requirements of Corporate Plan / LECP. • POWSCAR112 data from next census, review of Council programmes. • SDCC Vacant Sites Register. • Consultations with the Health Service Executive and EPA. • CSO data. • Internal monitoring of preparation of local land use plans. • An Taisce Green Schools Programme, Roads Section.
Soils & Geology (LSG)	<p>(LSG_1) Safeguard sensitive soil, resources and geological heritage sites</p>			

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
	<p>against pollution and degradation.</p> <hr/> <p>(LSG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the city.</p> <hr/>	<ul style="list-style-type: none"> • Reduce the use of greenfield land by encouraging the reuse of brownfield sites. • Achieve the 40% target for growth on infill as per NPF. • Ensure sustainable extraction of non-renewable sand, gravel and rock deposits and the reuse and recycling of construction and demolition waste. • No incidences of soil contamination 	<ul style="list-style-type: none"> • Number / percentage of new developments on brownfield sites. • Percentage of brownfield land developed over the Plan period. • Percentage of total greenfield land developed. • Volume of contaminated material generated from brownfield and infill. • Volume of construction and demolition waste recycled, in comparison with previous year/s. • Excessive land-filling of quality soils. • Incidences of soil contamination. 	<ul style="list-style-type: none"> • Environmental Protection Agency (EPA), Geoportal. • Internal monitoring of likely significant environmental effects of grants of permission (grant by grant)
Water Quality (W)	(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the	<ul style="list-style-type: none"> • All waters within the Plan area to achieve the requirements of the WFD and the relevant River Basin Management Plan by 2027. • Surface and groundwater - Number of permissions for new developments which 	<ul style="list-style-type: none"> • The status of water quality in the county's waterbodies and the proportion of 'good' and 'high' status waterbodies above 2020 baseline. 	<ul style="list-style-type: none"> • EPA Monitoring Programme for WFD compliance. • EPA Remedial action list. • Internal monitoring of likely significant

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
	<p>Water Framework Directive and Marine Strategy Framework Directive objectives and measures.</p> <p>(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.</p> <p>(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.</p>	<p>include and on-site wastewater treatment facilities.</p> <ul style="list-style-type: none"> • Not to permit development where it would result in a WWTP exceeding the terms of its discharge license. • Encourage future population growth in areas served by urban WWTP and public water supplies. • Sustainable Water Management - compliance of relevant planning applications. • Progression of the flood relief schemes approved in the ten year Programme of Investment in Flood Relief Measures. • Compliance with the Flood Risk Management Guidelines at site and plan level 	<ul style="list-style-type: none"> • Number of households served by urban wastewater treatment plants / septic tanks / individual WWTP or other systems. • Number of households served by public water supplies. • Number of developments granted planning permission that incorporate SUDs. • Minimise developments granted permission on lands which pose - or are likely to pose in the future - a significant flood risk. • Completion / progression of approved flood relief scheme 	<p>environmental effects of grants of permission (grant by grant).</p> <ul style="list-style-type: none"> • OPW flood data. SDCC Planning Data (APAS).
Air Quality & Noise (AN)	<p>(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport,</p>	<ul style="list-style-type: none"> • Provide for increased use of public transport. • Increase number of cycle lanes and pedestrian routes in the plan area. • Improve ambient air quality trends, particularly in relation to transport-related emissions of NOx and particulate 	<ul style="list-style-type: none"> • Uses of public transport. • Number of cycle lanes and pedestrian routes provided in the Plan area. • Air quality indicators. • Percentage compliance with EPA emission limits for 	<ul style="list-style-type: none"> • CSO data. • Data from the National Travel Survey. • EPA Air Quality Monitoring & SDCC.

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
	residential heating and industry.	<ul style="list-style-type: none"> matter through reduction of private vehicle usage. An increase in the percentage of the population travelling to work or school by public transport or non- mechanical means. To promote reduced energy consumption and support the uptake of renewable retrofitting of buildings (including heating systems). 	<ul style="list-style-type: none"> sulphur dioxide, nitrogen oxides, volatile organic compounds, ammonia and fine particulate matter. Percentage population within the Plan area travelling to work or school by public transport or non mechanical means, above 2016 CSO figures. Number of grants given for insulation works; energy efficiency of new buildings - energy rating figures. 	<ul style="list-style-type: none"> Consultations with Department of Transport Tourism and Sport, Transport Trends and Department of Communication Climate Action and Environment. SDCC Planning Data (APAS). SDCC Climate Change Team and action tracker. Review of the Noise Action Plan. Review standard planning conditions in relation to aerodrome / airport development.
	(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.			
	(AN_3) Aim to meet Air Quality Directive standards for the protection of human health - Air Quality Directive.			
	(AN_4) Significantly decrease noise emissions associated with traffic and transport and other noise related industry etc.			
Climate Change (CC)	(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.	<ul style="list-style-type: none"> Implementation of South Dublin Climate Action Plan 2019-2024. Achieve transition to a competitive, low carbon, climate-resilient and 	<ul style="list-style-type: none"> Number of actions implemented in the SDCC Climate Action Plan. 	<ul style="list-style-type: none"> SDCC Climate Change Team and action tracker.

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028	Targets	Indicators	Data sources
<p>(CC_2) Integrate sustainable design solutions into the city's infrastructure (e.g. energy efficient buildings; green infrastructure).</p> <p>(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.</p> <p>(CC_4) Encourage and promote development resilient to the effects of climate change.</p> <p>(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.</p>	<p>environmentally sustainable economy by 2050.</p> <ul style="list-style-type: none"> • Increased density and penetration of the public transport network including frequency of service - e.g. for urban and rural bus services. • Increase in the proportion of people resident in the county reporting regular cycling / walking to school and work above 2016 CSO figures. • Decrease in the proportion of journeys made by residents of the county using private fossil fuel-based car compared to 2016 levels. • Contribute towards the target of the Renewable Energy Directive (2009/28/EC), for all Member States to reach a 10% share of renewable energy in transport by 2020. • Contribute towards the target of aggregate reduction in carbon dioxide (CO2) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors. • To promote reduced energy consumption and support the uptake of renewable 	<ul style="list-style-type: none"> • Implementation of Plan measures relating to climate reduction targets as provided for by Plan provisions. • Number of new bus services or routes and new cycle lanes. • Proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures. • Percentage population within the Plan area travelling to work or school by public transport or no mechanical means, above 2016 CSO figures. • A competitive, low-carbon, climate-resilient and environmentally sustainable economy. • Energy consumption, the uptake of renewable options and solid fuels for residential heating. • Number of grants given for insulation works; energy 	<ul style="list-style-type: none"> • Yearly report on progress presented to Council. • POWSCAR113 data from next census. • EPA Annual National Greenhouse Gas Emissions • Inventory reporting. • Climate Action Regional Office. • Consultations with Department of Communication Climate Action and Environment. • CSO data.

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
		options and a move away from solid fuels for residential heating.	efficiency of new buildings - energy rating figures	
Cultural Heritage (CH)	(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development	<ul style="list-style-type: none"> • No permitted development which involves loss of cultural heritage, including protected structures, archaeological sites, Architectural Conservations Areas and landscape features. • To increase the number of uninhabited and derelict structures that are restored 	<ul style="list-style-type: none"> • Number of developments permitted during the lifetime of the Plan which will result in the loss or partial loss of protected structures or sites of archaeological status. • Number of additions to the list of Protected Structures and Architectural Conservation Areas. • Number of uninhabited and derelict structures that are restored. • Number of planning applications for demolition and redevelopment of vacant and derelict site 	<ul style="list-style-type: none"> • Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). • Consultations with Department of Culture, Heritage and the Gaeltacht. • SDCC Planning Data (APAS) & Variation to CDP where necessary. • Protected Structures - Referral of planning applications & S.57 to conservation officers and relevant prescribed bodies. • ACAs - referral of planning applications to conservation officer and relevant prescribed bodies

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
Landscape & Visual (LV)	(LV_1) Protect and maintain the special qualities of the landscape character of South Dublin County, especially with regard to areas of high amenity - River Liffey, Royal Canal, Grand Canal and coastline.	<ul style="list-style-type: none"> • Ensure no significant disruption of significant natural or historic / cultural landscapes and features through objectives of the Plan. • Compliance with the Landscape Character Assessment and policies across all sections the Plan. • Permissions granted demonstrating compliance with Chapter 13 of the Plan. 	<ul style="list-style-type: none"> • Number of developments permitted and their impacts on cultural / historic landscapes. • Number of developments located within a high landscape area that disrupt views (based on LCA). 	<ul style="list-style-type: none"> • Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). • SDCC Landscape Character Assessment. • SDCC Planning Data (APAS)
Material Assets (MA)	<p>(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to match population distribution and protect existing assets, to meet the needs of South Dublin County's population.</p> <hr/> <p>(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies</p> <hr/> <p>(MA_3) Ensure there is adequate sewerage and drainage infrastructure in</p>	<ul style="list-style-type: none"> • Reduction in the quantities of waste sent to landfill. Increase in the quantities of waste sent for recycling. • Waste - Review standard planning conditions in relation to waste management policy • Delivery of strategic water and wastewater infrastructure and improvements to existing water and wastewater infrastructure. • Rail / Bus / Public transport - implementation of public transport improvements; Achievement of County Mode Split Targets for public Transport. 	<ul style="list-style-type: none"> • Percentage of waste going to landfill and recycling when compared with 2020 figures. • Percentage of waste used for energy production when compared with 2020 figures. • Number of critical infrastructural projects identified in the Plan completed. • Number of upgrades to water treatment plants and wastewater treatment plants undertaken within the Plan area. 	<ul style="list-style-type: none"> • SDCC Planning Data (APAS) / Regional Waste Management Plan Reports; Planning conditions reviewed. • Internal monitoring of likely significant environmental effects of grants of permission (grant by grant). • CSO data. • Consultations with Irish Water.

Strategic Environmental Objectives (SEOs) from the South Dublin County Development Plan 2022-2028		Targets	Indicators	Data sources
place to support new development.		<ul style="list-style-type: none"> • Traffic / Transport - implementation of mobility management plans for large proposals; carrying out of traffic studies. • An increase in provision of cycle lanes and pedestrian routes. 	<ul style="list-style-type: none"> • Number of public transport improvement works / projects. • Number of new bus services or routes and new cycle lanes. 	<ul style="list-style-type: none"> • SDCC Planning Data (APAS) and Roads Section. • NTA and TII; POWSCAR114 data from future census data. • Department of Housing, Planning and Local Government in conjunction with Local Authorities. • Department of Communications, Climate Action and Environment.
	(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.			

