South Dublin County Development Plan

2022 - 2028

Variation No. 2 (NPF Implementation and Compact Settlement Guidelines)

Natura Impact Report

10/11/2026

South Dublin County Council

Variation No. 2 (NPF Implementation and Compact Settlement Guidelines)

Natura Impact Report

Document Stage	Document Version	Prepared by
Final	1	Pat Doherty MSc, MCIEEM

This report has been prepared by DEC 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.

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1 INTRODUCTION

1.1 BACKGROUND TO ADOPTED VARIATION & APPROPRIATE ASSESSMENT

South Dublin County Council (SDCC) has prepared a Variation (Variation no 2) to the South Dublin County Development Plan (CDP) 2022-2028.

The document provides a record of the assessment process completed in accordance with Article 6(3) of the EU Habitats Directive for the Adopted Variation. Sections 1 to 9 of this document set out the Nature Impact Report prepared for the Variation and published for public display and consultation in February 2026. Subsequent to the period of public display and consultation, Material Amendments were made to the Variation. As part of the Appropriate Assessment process the Material Amendments were subject to screening for Appropriate Assessment. The screening of the Material Amendments is provided as Appendix 2 to this document and demonstrates how proposed changes to the Variation as it progressed were evaluated through the Appropriate Assessment process.

Each stage of the Plan from draft through to amendments and prior to adoption was subject to examination as per the requirements of Stage I and where necessary Stage II of Article 6(3) of the EU Habitat Directive. 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.

Variation no 2 of the South Dublin CDP 2022 -2028 as adopted will be made available by South Dublin County Council along with this Natura Impact Report, SEA ER and Non-Technical Summary.

1.2 INTRODUCTION TO NIR OF THE ADOPTED VARIATION NO. 2

DEC Ltd have been appointed by South Dublin County Council to undertake a Natura Impact Report (NIR) of Variation No. 2 to the South Dublin County Development Plan (i.e. the plan). This NIR has been completed with respect to the requirements outlined in Article 6(3) of the EU Habitats Directive and Section 202 to 206 of the Planning and Development Act and has been prepared in order to facilitate South Dublin County Council's requirement for completing an Appropriate Assessment of the Plan.

The Variation No. 2 (NPF Implementation and Compact Settlement Guidelines) (i.e. "the Plan") to the South Dublin County Development Plan 2022-2028 is not directly connected with or necessary for the management of any European Site and hence the requirements of Article 6(3) of the Habitats Directive and Section 202 to 206 of the Planning and Development Act 2024, apply. Section 202 of the Planning and Development Act 2024 requires that a screening for appropriate assessment of, inter alia, a land use plan be carried out by a competent authority to assess, in light of best scientific knowledge, whether the Variation, individually or in combination with another plan or project is likely to have a significant effect on a European site. A Screening for Appropriate Assessment has been completed and assessed the potential for the Plan to result in likely significant effects to European Sites. A summary of the screening is provided in the Section 2 below.

1.3 STATEMENT OF AUTHORITY

This NIR has been prepared by Mr Pat Doherty, BSc, MSc, MCIEEM, of DEC Ltd. Mr Doherty has over 20 years professional practice as an ecologist and during this time has contributed to Biodiversity, Flora and Fauna elements of SEA and has acted as lead author of Habitat Directive Assessments including county and local area plans, recreational and tourism strategies, greenways, planning schemes and wind and renewable energy strategies.

Mr Doherty has an MSc in Applied Environmental Science (Ecology), University College Dublin, 2003 and BSc (Honours) in Environmental Earth Science, University of Wales, Aberystwyth, 2000. As a consulting ecologist Mr Doherty regularly undertakes continuing professional development in the field of ecology, natural sciences, environmental practice and legislation.

2 SUMMARY OF THE SCREENING FOR APPROPRIATE ASSESSMENT

A Screening for Appropriate Assessment has been completed for the Variation. This Screening was completed in line with the requirements of Article 6(3) of the EU Habitats Directive, as transposed into Irish law in Part XAB of the Planning and Development Act 2000 (as amended) in relation to land use planning.

The Screening represents the first stage of the Article 6(3) Habitats Directive assessment process and was undertaken to identify whether the Variation has the potential to result in likely

significant effects to European Sites. The first step of the Screening was to assess the potential for the Variation to result in likely significant effects to European Sites.

The screening exercise was completed at an early stage of the development of the Variation. Given that the Variation will result in the land use activities associated with the delivery of new infrastructure. Objectives associated with the Variation that aim to develop and promote the provision of infrastructure could, in the absence of appropriate design and consideration, contribute to land use effects within the Plan Area and surrounding area. During the screening it was noted that three no. European Sites are located within the Plan Area, whilst a number of European Sites are hydrologically connected, albeit tenuously to European Sites. In addition the potential for lands that are the subject of the Variation to support mobile species was also identified as a potential pathway connecting the Variation to European Sites.

As such given the early stage of the Variation development at the time of the screening exercise, the potential for the Variation to support the delivery of infrastructure works within the Plan Area, and the connections between the Plan Area to European Sites, it was concluded that the potential for the Variation to result in likely significant effects to European Sites could not be ruled out at the screening stage.

Accordingly, this NIR has been prepared to inform the Appropriate Assessment of the Plan's potential to result in likely significant effects to European Sites and their qualifying features of interest occurring within the zone of influence of the plan.

3 ASSESSMENT METHODOLOGY

3.1 GUIDANCE

This NIR has been undertaken in accordance with National and European guidance documents: Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities (DEHLG 2010) and *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats directive 92/43/EEC.* The following guidance documents were also of relevance during this the preparation of this NIR:

- A guide for competent authorities. Environment and Heritage Service, Sept 2002.

- Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (2010). DEHLG.

- Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats Directive 92/42/EED. European Commission (2001).

- Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats directive 92/43/EEC. European commission (2018).

- Communication from the Commission on the precautionary principle. European Commission (2000).

3.2 BACKGROUND TO HABITATS DIRECTIVE ARTICLE 6 ASSESSMENTS

The EC (2001) guidelines outline the stages involved in undertaking an assessment of a plan or project under Article 6(3) and 6(4) of the Habitats Directive. The assessment process comprises the four stages outlined below. Stage 1 to 3 form part of the Article 6(3) process, while Stage 4 forms part of the Article 6(4) process. This NIR presents the findings of an assessment for Stage 2 of this assessment process.

- Stage 1 – Screening: This stage defines the Variation, establishes whether the Variation is necessary for the conservation management of the Natura 2000 site and assesses the likelihood of the plan to have a significant effect, alone or in combination with other plans or projects, upon a Natura 2000 site.

- Stage 2 – Appropriate Assessment: If a plan or project is likely to have a significant effect an Appropriate Assessment must be undertaken. In this stage the impact of the plan or project to the Conservation Objectives of the Natura 2000 site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the Natura 2000 site.

- Stage 3 – Assessment of Alternative Solutions: If it is concluded that, subsequent to the implementation of mitigation measures, a plan has an adverse impact upon the integrity of a Natura 2000 site it must be objectively concluded that no alternative solutions exist before the plan can proceed.

- Stage 4 – Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project an assessment of compensatory measures that will effectively offset the damage to the Natura site 2000 will be necessary.

3.3 STAGE 2: APPROPRIATE ASSESSMENT STEPS

The EC Guidance Assessment Criteria for Appropriate Assessment seeks the following information:

1. A description of the elements of the project that are likely to give rise to significant effects to European Sites;

2. The Setting out the Conservation Objectives of the Site;

3. A description of how the project will affect key species and key habitats;

4. A description of how the integrity of the site (determined by structure and function and conservation objectives) is likely to be affected by the project (e.g. loss of habitat, disturbance, disruption, chemical changes, hydrological changes etc.);

5. A description of the mitigation measures that are to be introduced to avoid, reduce or remedy the adverse effects on the integrity of European Sites.

3.4 INFLUENCE OF THE APPROPRIATE ASSESSMENT PROCESS ON THE PLAN

The purpose of the Appropriate Assessment of the Variation to the South Dublin County Development Plan 2022 -2028 is not only to assess the implications of this Variation on European Sites and their qualifying features of interest occurring within its zone of influence, but also to provide safeguards that aim to minimise the ecological implications of the Variation and avoid likely significant effects to European Sites. This was completed by identifying any elements of the Variation and the current South Dublin CDP that aim to protect the natural environment.

3.4.1 Preliminary Environmental Considerations

A polygon-based search of the approximate boundaries of the Variation 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 system[1]. The profile of the Variation lands present information on designated sites, including Special Areas of Conservation (SACs), Special Protection Areas (SPAs), and proposed Natural Heritage Areas (NHAs), as well as the nearest surface water feature and corresponding water quality status in accordance with Water Framework Directive data. Further input from South Dublin County Council provided additional information on these lands as relevant. The environmental profiles presented are intended to support preliminary site descriptions and are based on desktop research and GIS analysis.

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

4 OVERVIEW OF THE PLAN

4.1 BACKGROUND

The Variation No. 2 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 ('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 2025 Guidelines set an "Annual New Housing Growth Requirement" for SDCC of 3,270 per annum to 2034 and 2,414 per annum from 2035-2040. The 2025 Guidelines also provide for the consideration of zoning lands up to 50% above the baseline housing growth requirement as "Additional Provision", subject to justification.

Policies and objectives of the 2025 Guidelines require that local authorities reflect the new housing growth requirements in their city or county development plan and that the objectives of the 2025 Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan.

In accordance with the 2025 Guidelines and having regard to the Compact Settlement Guidelines, SDCC has carried out a Settlement Capacity Audit[2] to ascertain the capacity of existing zoned land in the County to meet the new housing growth requirements. This has identified an anticipated shortfall in delivery of housing which amounts to 2,086 dwellings to 2028.

Variation No. 2 seeks to zone / re-zone additional lands to residential uses for up to an additional c.7,600 dwellings in order to accommodate the anticipated shortfall of the baseline housing growth requirements to 2028 and utilise the maximum allowable "additional provision" of 50% land above the baseline requirements, as provided for in the 2025 Guidelines. These lands are referred to as "Variation Lands". Therefore, the additional Variation Land to be zoned/re-zoned as part of Variation No. 2 to facilitate this scale of development is c.150 hectares .

The 2025 Guidelines also require planning authorities to consider how to address zoning and phasing over a longer-timeframe of the subsequent 10-year development plan. In this regard, the Variation has identified suitable locations for long-term housing delivery as Future Strategic Long-Term Development Areas. They are identified for future development, subject to rezoning, to enable the commencement of preparatory work by SDCC, utility providers, landowners and other key stakeholders to prepare a plan-led approach for release of these lands as the need arises during the subsequent 10-year development plan (post-2030).

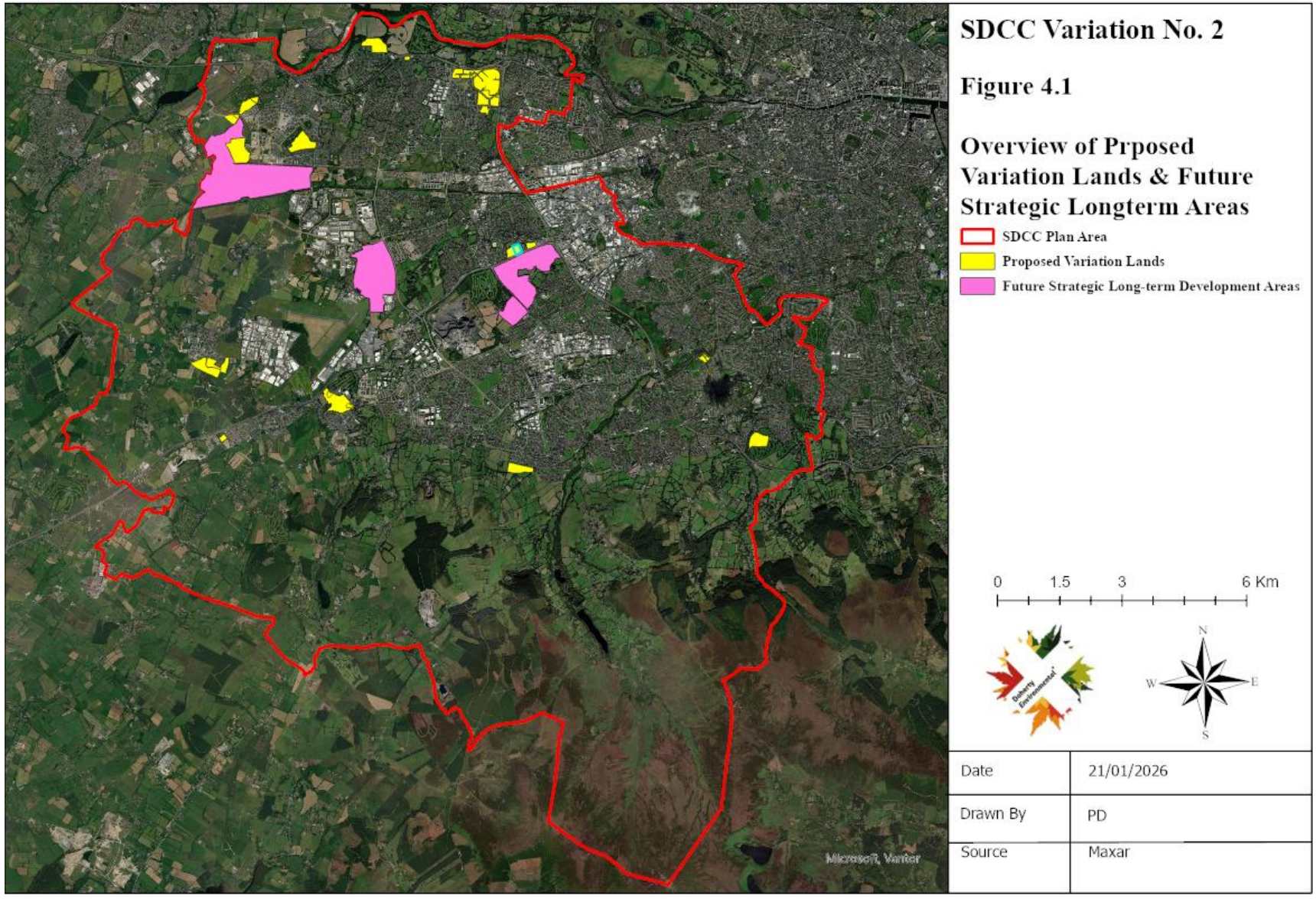
The selection of suitable lands for zoning/re-zoning to residential uses followed a criteria-based assessment to ensure the approach is consistent with achievement of the shared goals outlined in the NPF, RSES and CDP in relation to, inter alia, Compact Growth, Accessibility, Sustainable Mobility, Climate Action, transition to a low carbon climate resilient society and proper planning and sustainable development. The assessment criteria are broadly set within the consideration of planning, sustainability, infrastructure, deliverability, environmental/heritage sensitivities, physical constraints and social infrastructure. The

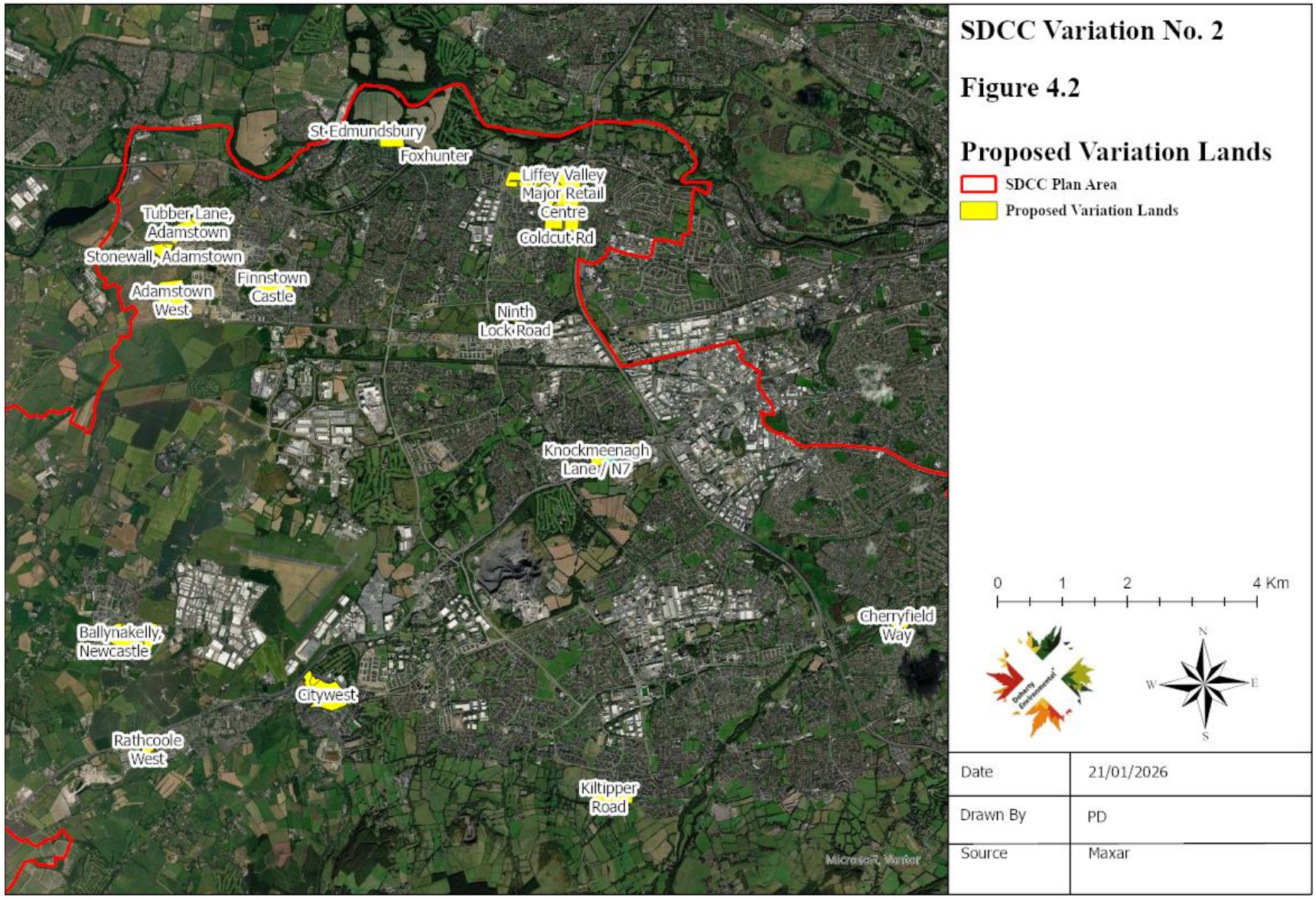
[2] **Council Meetings - Agenda - October 2025 County Council Meeting**

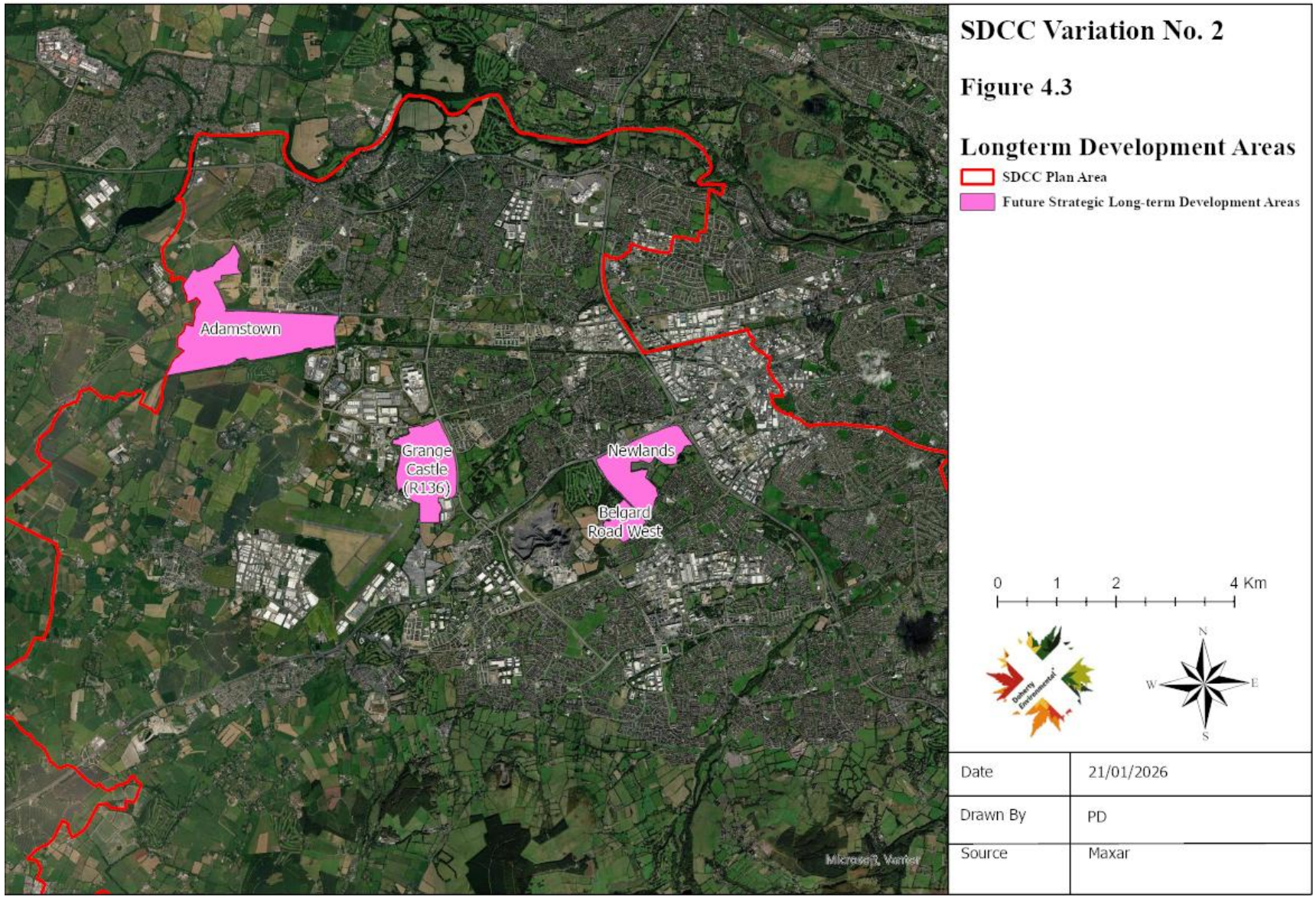
methodology used by South Dublin County Council to carry out the criteria-based assessment will be published as an appendix as part of the Variation to the CDP.

4.2 SUITABLE RESIDENTIAL LANDS

An overview of the extent of the Variation Lands and the Strategic Future Development Areas is provided on Figure 4.1 to 4.3 below.


SDCC Variation No. 2
Figure 4.1
Overview of Prposed Variation Lands & Future Strategic Longterm Areas
SDCC Plan Area
Proposed Variation Lands
Future Strategic Long-term Development Areas
0
1.5
3
6 Km
N
W
E
S
Date
21/01/2026
Drawn By
PD
Source
Maxar
Microsoft, Vantor


SDCC Variation No. 2
Figure 4.2
Proposed Variation Lands
SDCC Plan Area
Proposed Variation Lands
St Edmundsbury
Foxhunter
Liffey Valley Major Retail Centre
Coldcut Rd
Tubber Lane, Adamstown
Stonewall, Adamstown
Adamstown West
Finnstown Castle
Ninth Lock Road
Knockmeenagh Lane / N7
Cherryfield Way
Ballynakelly, Newcastle
Citywest
Rathcoole West
Kiltipper Road
0 1 2 4 Km
N
W
E
S
Date 21/01/2026
Drawn By PD
Source Maxar


SDCC Variation No. 2
Figure 4.3
Longterm Development Areas
SDCC Plan Area
Future Strategic Long-term Development Areas
Adamstown
Grange Castle (R136)
Newlands
Belgard Road West
0 1 2 4 Km
N
W
E
S
Date
21/01/2026
Drawn By
PD
Source
Maxar

5 OVERVIEW OF THE RECEIVING ENVIRONMENT

5.1 EUROPEAN SITES

A total number of 33 European Sites, comprising 21 SACs and 12 SPAs occur within the wider 20km area surrounding the Variation Area (see Figure 5.1 and Figure 5.2). As noted above,3no. of these European Sites occur within the Variation Area.

Appendix 1 lists the qualifying features of interest of the SACs and the special conservation interests of the SPAs occurring within and surrounding the Propsoed Variation area. In addition, the broad habitat types and species for which each site is designated are also outlined.

5.1.1 Conservation Objectives

The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of community interest. These habitats and species are listed in the Habitats and Birds Directives and Special Areas of Conservation and Special Protection Areas are designated to afford protection to the most vulnerable of them. These two designations are collectively known as the Natura 2000 network.

European and national legislation places a collective obligation on Ireland and its citizens to maintain habitats and species in the Natura 2000 network at favourable conservation condition. The Government and its agencies are responsible for the implementation and enforcement of regulations that will ensure the ecological integrity of these sites.

A site-specific conservation objective aims to define favourable conservation condition for a particular habitat or species at that site. The maintenance of habitats and species within European Sites at favourable conservation condition will contribute to the overall maintenance of favourable conservation status of those habitats and species at a national level. Site-specific conservation objectives have been published by the NPWS for 439 SACs and 159 SPAs in the Republic of Ireland. Given the number of European Sites occurring within the zone of influence of the Plan and the level of detail outlined in the site-specific conservation objectives for each European Site it is not practical to reproduce the site-specific conservation objectives for each site within this NIR. Instead the generic conservation objectives for European Sites, which represent the overarching aims of site-specific conservation objectives, that is to maintain and

restore the favourable conservation condition of qualifying habitats and species are presented below.

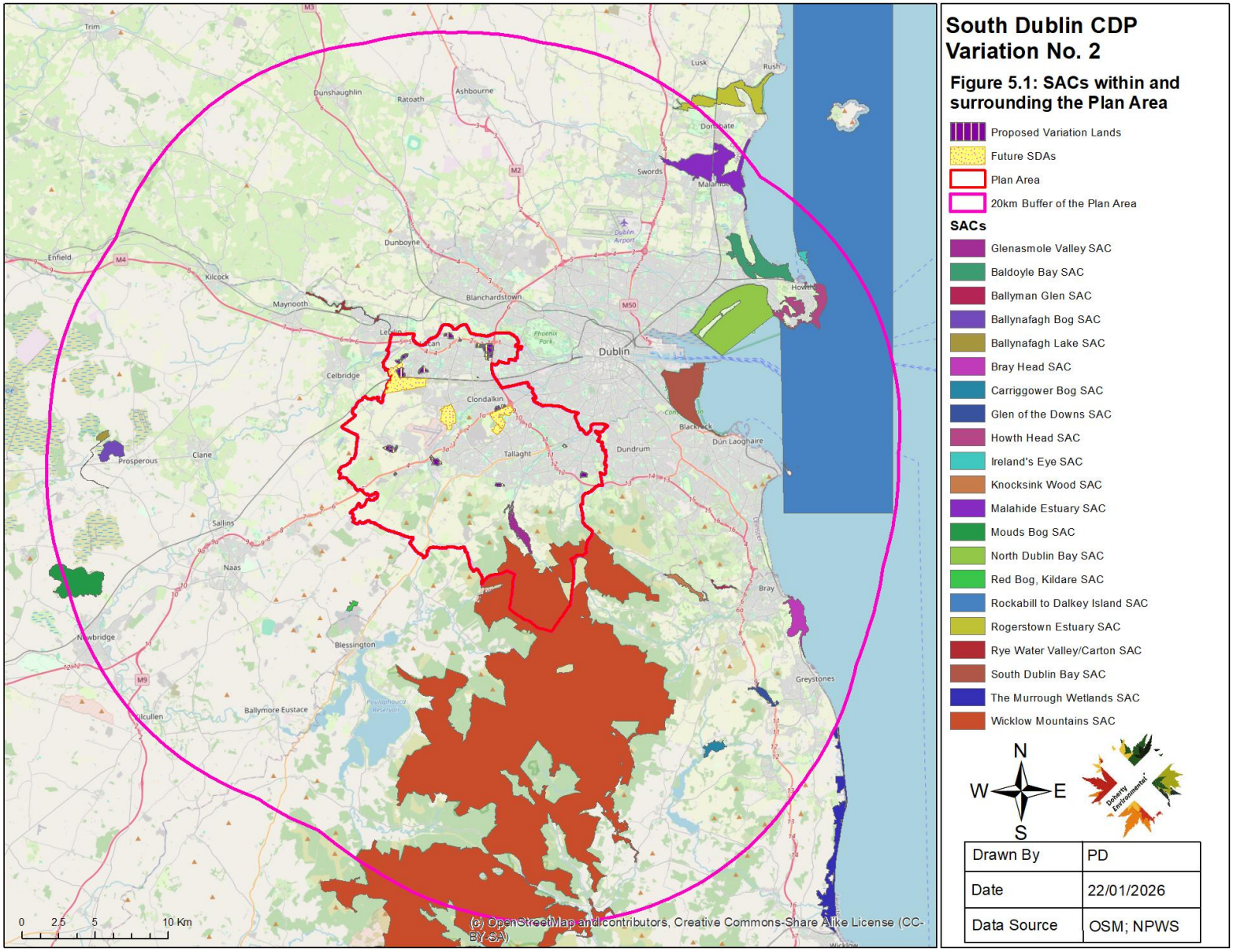
The favourable conservation status of a habitat is achieved when:

- its natural range, and area it covers within that range, are stable or increasing, and
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future, and
- the conservation status of its typical species is favourable.

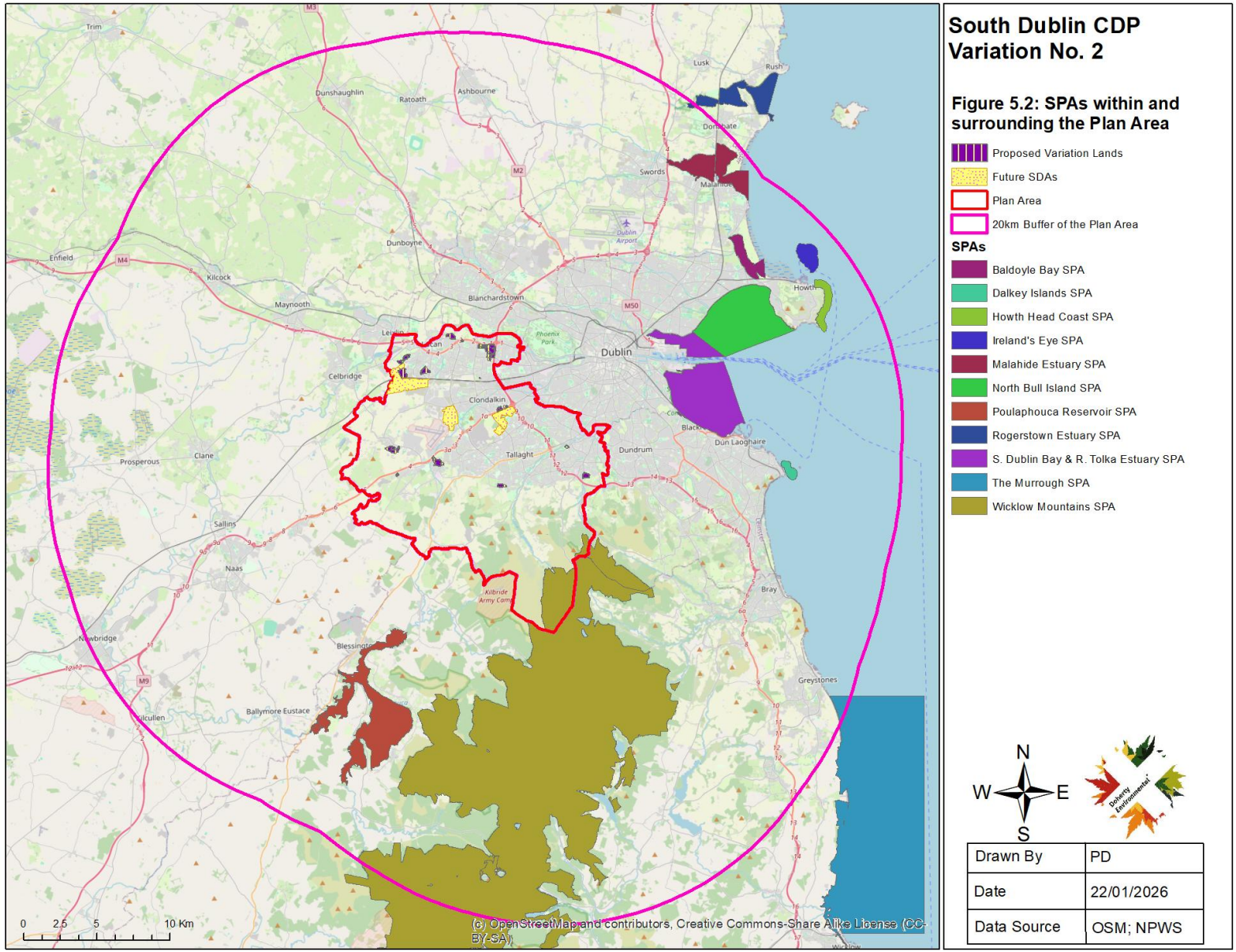
The favourable conservation status of a species is achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats, and
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future, and
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

Site-specific conservation objectives have been published for all SACs and SPAs listed on Figure 5.1 and Figure 5.2 and are available at https://www.npws.ie/protected-sites/conservation-management-planning/conservation-objectives



South Dublin CDP
Variation No. 2
Figure 5.1: SACs within and surrounding the Plan Area
Proposed Variation Lands
Future SDAs
Plan Area
20km Buffer of the Plan Area
SACs
Glenasmole Valley SAC
Baldoyle Bay SAC
Ballyman Glen SAC
Ballynafagh Bog SAC
Ballynafagh Lake SAC
Bray Head SAC
Carriggower Bog SAC
Glen of the Downs SAC
Howth Head SAC
Ireland's Eye SAC
Knocksink Wood SAC
Malahide Estuary SAC
Mouds Bog SAC
North Dublin Bay SAC
Red Bog, Kildare SAC
Rockabill to Dalkey Island SAC
Rogerstown Estuary SAC
Rye Water Valley/Carton SAC
South Dublin Bay SAC
The Murrough Wetlands SAC
Wicklow Mountains SAC
N
W
E
S
Drawn By
PD
Date
22/01/2026
Data Source
OSM; NPWS
0 2.5 5 10 Km
(c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)
Dublin
Dunshaughlin
Ratoath
Ashbourne
Lusk
Rush
Swords
Dunboyne
Enfield
Kilcock
Maynooth
Blanchardstown
Celbridge
Clondalkin
Tallaght
Dundrum
Dún Laoghaire
Prosperous
Clane
Sallins
Naas
Bray
Blessington
Greystones
Ballymore Eustace
Kilcullen


South Dublin CDP
Variation No. 2
Figure 5.2: SPAs within and surrounding the Plan Area
Proposed Variation Lands
Future SDAs
Plan Area
20km Buffer of the Plan Area
SPAs
Baldoyle Bay SPA
Dalkey Islands SPA
Howth Head Coast SPA
Ireland's Eye SPA
Malahide Estuary SPA
North Bull Island SPA
Poulaphouca Reservoir SPA
Rogerstown Estuary SPA
S. Dublin Bay & R. Tolka Estuary SPA
The Murrough SPA
Wicklow Mountains SPA
N
W
E
S
Drawn By PD
Date 22/01/2026
Data Source OSM; NPWS
0 2.5 5 10 Km
(c) OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA)
Dublin
Swords
Malahide
Howth
Dun Laoghaire
Bray
Greystones
Blanchardstown
Clondalkin
Tallaght
Dundrum
Celbridge
Maynooth
Kilcock
Enfield
Naas
Sallins
Clane
Prosperous
Newbridge
Kilcullen
Ballymore Eustace
Blessington
Dunboyne
Ashbourne
Ratoath
Dunshaughlin
Trim
Lusk
Rush
Donabate

5.2 DESCRIPTON OF VARIATION LANDS & CONNECTIONS TO EUROPEAN SITES

An overview of the Variation Lands are set out in Section 5.2.1 to 5.2.20 below, whilst an overview of the sub-catchments in which the lands occur is provided in Section 5.3. Included in the overview is the identification of European Sites in the wider area surrounding each land area as well as the identification of pathways connecting the land area to European Sites. As none of the Variation lands are located within or adjoining European Sites, the presence of pathway is used to identify the European Sites that are at risk of adverse effects from future land use activities associated with the delivery of residential housing infrastructure in each of the specific land areas. Where blue text appears within Section 5.2.1 to 5.2.20 it signifies features of importance at the Variation Land area for which safeguards are prescribed. These safeguards are carried forward as mitigation measures in Table 8.1 below.

A summary of the European Sites identified as occurring within the zone of influence of the Plan is provided in Section 6 below.

5.2.1 Variation Lands

5.2.2 Liffey Valley Major Retail Centre

Name	**Landuse Zoning Change**
Liffey Valley Major Retail Centre	Proposal: Amend MRC zoning objective to allow for Residential uses as "permitted in principle" (currently "not permitted")

Based on aerial imagery, these lands are dominated by built land and artificial surfaces (BL3) with small areas of amenity grassland(GA2). No protected species are recorded from NBDC. The LIFFEY_180 is the nearest river approximately 400m from the land area and is of poor quality according to WFD data.

These lands are largely brownfield and are of low value habitats.

Proximity to Nearest European Sites
Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.32 km from the site.
South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 10.46 km from the site.

Connection to European Sites
Hydrological Pathway

There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
Given the absence of an existing surface water hydrological pathway, there is a tenuous connection, established by the potential for a surface water infrastructure comnnection to the River Liffey, between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

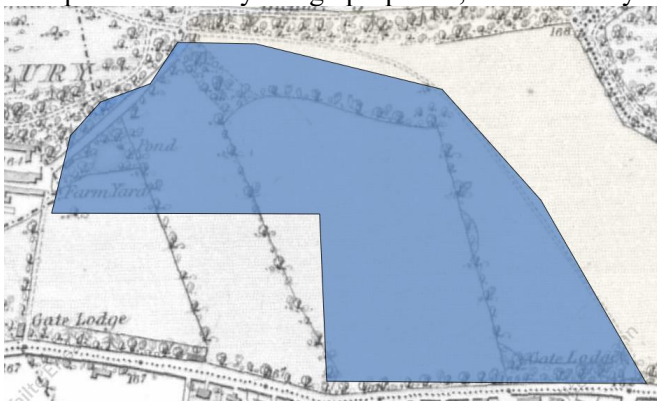
Name	Landuse Zoning Change
Noise & Vibration Pathway These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status. Light Emission Pathway These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status. Mobile Species Pathway Based on the overview of the habitats and land cover occurring at this land area, the site is not considered to have the potential to support mobile species of European Sites. Furthermore no records for the presence of qualifying species of European Sites are held for this area. Invasive Species Pathway The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.	

5.2.3 St Edmunsbury

Name	Landuse Zoning Change
St Edmundsbury	Current Zoning: High Amenity - Liffey Valley • Proposal: New Residential (RES-N) .

Based on aerial imagery, these lands dominated by two fields of tilled lands (BC3) divided by hedgerows (WL1), with a small area of mixed broadleaved woodland (WD1). No protected species were returned on a NBDC search. The Hermitage Stream flows through the site whilst the Annfield Stream flows along the eastern boundary. Both streams drain into the River Liffey.

Hedgerows that traverse the northern part of the site in an w-e direction are recorded on 1st Edition OS maps, such woodland habitat should be retained and incorporated into any design proposals, as well as any extant historic woodland features.



Proximity to Nearest European Sites
Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 3.582 km from the site.
South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 12.56 km from the site.

Connection to European Sites
Hydrological Pathway

The Hermitage Stream and the Annfield Stream establish a hydrological pathway via existing surface water features between this land area and the River Liffey. Existing surface water drainage infrastructure in adjacent lands is also likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.

There is a connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the tilled land within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on tilled land cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this tilled land. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
North Bull Island SPA
Baldoyle Bay SPA
South Dublin Bay & Tolka Estuary SPA
Malahide Estuary SPA
Wicklow Mountains SPA

Invasive Species Pathway

The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.4 Finnstown Castle

Name	**Landuse Zoning Change**
Finnstown Castle	Current Zoning: Open Space Proposal: Residential (RES)
Based on aerial imagery, these lands display 2 open grassland fields(GA2) with scattered clusters of trees(WD5) and hedgerows(WL1) and treelines(WL2) , an area in the west comprises built land and artificial surfaces..(BL3**).** The EPA national rivers and streams shapefile layer identifies the Adamstown Stream as rises in this area and flowing east through the area. A review of aerial imagery suggests that the actual alignment of this stream at this area may differ from that indicated on the EPA shapefile layer. Hedgerows along the north western boundary are on the 1st ed OS map and are important ecological and landscape features that merit retention. Similarly extant woodland features may also be of historical and ecological importance and should be retained as part of any overall planning.	
Proximity to Nearest European Sites Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 3.04 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 15.02 km from the site.	
Connection to European Sites Hydrological Pathway The Adamstown Stream establishes a hydrological pathway via existing surface water features between this land area and the Griffeen River, which in turn drains to the River Liffey. Existing surface water drainage infrastructure in adjacent lands is also likely to eventually connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:	

South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on amenity grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this amenity grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA

Invasive Species Pathway The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.5 Tubber Lane, Adamstown

Name	**Landuse Zoning Change**
Tubber Lane, Adamstown	Current Zoning: Rural Proposal: New Residential (RES-N) and Open Space (OS)
Based on aerial imagery, these lands are dominated by tilled fields (BC3) with mixed broadleaved forestry present (WD1) in the north east part of the lands, as well as hedgerows (WL1) and treelines (WL2), along with a farmhouse on site (BL3). **The woodland is likely associated with a former quarry and is mapped on the 1st Edition OS maps, as is the hedgerow that runs south – north. These should be retained and integrated into overall design proposals**. No protected species records are returned from NBDC search The LIFFEY_170 Tobermaclug Stream runs adjacent to the northern most point of this site and the section of this watercourse by this Vartiation Land is of poor quality according to WFD data.	
Proximity to Nearest European Sites Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 1.61 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 16.27 km from the site.	
Connection to European Sites Hydrological Pathway The Tobermaclug Stream, establishes a hydrological pathway via existing surface water features between this land area and the River Liffey. Existing surface water drainage infrastructure in adjacent lands is also likely to eventually connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:	

South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the tilled land within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. Whilst it is noted that there are currently no records held by the National Biodiversity Data Centre for the occurrence of such species within this area, recently ecological studies for planning applications to the south of this area have identified the presence of wetland species such as Golden Plover and Lapwing, as well as Black-headed Gull. These species have been recorded utilising tilled land in this area of west Dublin. The potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on the agricultural grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA

Poulaphouca Reservoir SPA Invasive Species Pathway The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.6 Edmonstown Road

Name	**Landuse Zoning Change**
Edmondstown Road	Current Zoning: Rural Proposal: Residential (RES)
Based on aerial imagery, these lands are open land dominated by grass fields (GA1/2), with low-density housing (BL3) scattered within plots. Fields are clearly defined by mature treelines (WL2) forming strong boundary features. No protected species returned on NBDC search. **The strong hedgerow pattern and mature woodland are important historical, landscape and ecological features, mapped on the 1st Ed Ordnance survey and merit retention and enhancement in future proposals**. The OWENADOHER_010 is the nearest river and is of moderate quality according to WFD data.	
Proximity to Nearest European Sites Wicklow Mountains Special Area of Conservation (SAC) – located approximately 3.75 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 3.79 km from the site.	
Connection to European Sites Hydrological Pathway The Owendoher Stream, establishes a hydrological pathway between this land area and the River Liffey via the Dodder River. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to the Owendoher and on downstream to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: **South Dublin Bay & Tolka Estuary SPA;** **North Dublin Bay SAC;** **North Bull Island SPA; and**	

South Dublin Bay SAC.
There is a connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
Baldoyle Bay SPA
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA
Howth Head SPA
Dalkey Islands SPA

Invasive Species Pathway The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.7 Citywest

Name	**Landuse Zoning Change**
Citywest	Current Zoning: Open Space Proposal: New Residential (RES-N)
Based on aerial imagery, these lands are a former golf course (GA2) landscape with extensive scattered trees (WD5) , treeline (WL2), hedgerows (WL1), ponds (FL8) and an old car park present (BL3). Protected species records returned from NBDC are listed below: 1x of Coot (Fulica atra) 1x of Cormorant (Phalacrocorax carbo) 1x of Gadwall (Mareca strepera) 1x of Goldcrest (Regulus regulus) 1x of House Martin (Delichon urbicum) 1x of Mallard (Anas platyrhynchos) 1x of Mute Swan (Cygnus olor) 1x of Pochard (Aythya ferina) 1x of Robin (Erithacus rubecula) 1x of Rock Dove (Columba livia) 1x of Swallow (Hirundo rustica) 1x of Swift (Apus apus) 1x of Tufted Duck (Aythya fuligula) 1x of Willow Warbler (Phylloscopus trochilus)	

The Saggart Streams flows along the southern boundary, whilst the Baldonnell Little Stream flows north immediately to the east. The Saggart drains to the CAMAC_020 which borders the site to the northwest. This latter watercourse is of good quality. There are no visible surviving hedgerows from 1st Edition mapping likely due to the landscaping works undertaken during golf course construction...

Proximity to Nearest European Sites
Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.36 km from the site.
Wicklow Mountains Special Protection Area (SPA) – located approximately 9.99 km from the site.

Connection to European Sites
Hydrological Pathway

The streams bounding the area establish a hydrological pathway between this land area and the River Liffey. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to these streams and on downstream to the River Liffey, via the River Camac. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently records held for the occurrence of such species (e.g. cormorant, gadwall, pochaard, mallard etc.) within this area. In view of this the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.8 Knockmeenagh Lane/N7

Name	**Landuse Zoning Change**
Knockmeenagh Lane / N7	Current Zoning: Enterprise and Employment Proposal: Regen zoning (REGEN)
Based on aerial imagery, these lands are dominated by industrial units (BL3) and one open space grassland field (GA1-2), with treeline (WL2) present to the north.: No protected species are recorded in the NBDC. The site is relatively small and is of low overall ecological value; additional mitigation at project level may be required to screen for noise and transport emissions and possible flood lighting spill from sports field north of the lands. The CAMAC_040 is the nearest river and is some 400m south, of poor quality according to WFD data.	

Proximity to Nearest European Sites
Glenasmole Valley Special Area of Conservation (SAC) – located approximately 6.32 km from the site.
Wicklow Mountains Special Protection Area (SPA) – located approximately 10.06 km from the site.

Connection to European Sites
Hydrological Pathway

There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a tenuous connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

Baldoyle Bay SPA
Malahide Estuary SPA
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA
Dalkey Islands SPA

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.9 Ballynakelly Newcastle

Name	**Landuse Zoning Change**
Ballynakelly, Newcastle	Current Zoning: Rural Proposal: New Residential (RES-N) and Open Space (OS)
Based on aerial imagery, these lands comprise tilled land (BC3), open fields (GA2), mixed forestry (WD1), scattered trees (WD5), partially surrounded by mature hedgerows (WL1) and treeline (WL2), with a large industrial-type feature present (BL3) Other than a hedgerow along the north eastern boundary this site is generally of quite low ecological value based on desktop review. . No protected species returned on NBDC search.	

The Cornerpark Stream (LIFFEY_170) flows along the northern boundary of this area and is of poor quality according to WFD data.

Proximity to Nearest European Sites
Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 7.57 km from the site.
Poulaphouca Reservoir Special Protection Area (SPA) – located approximately 11.94 km from the site.

Connection to European Sites
Hydrological Pathway

The Cornerpark Stream flows into the Griffeen River which in turn flows into the River Liffey. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to the Cornerpark Stream and on downstream to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.10 Coldcut Road

Name	**Landuse Zoning Change**
Coldcut Rd	Current Zoning: Open Space Proposal: NewResidential (RES-N Zoning)
Based on aerial imagery, these lands are 2 fields (GA2), treeline present between 2 fields (WL2). No protected species returned on NBDC search a relatively small site. **The extant hedgerow that runs across the lands are on the 1st Ed Ordnance Survey map and should be integrated into design proposals if possible**. The LIFFEY_180 is the nearest river flowing above this site some 1.5km and is of poor quality according to WFD data. . Hodgestown Bog Natural Heritage Area (NHA) – located approximately 26.7 km from the site.	
Proximity to Nearest European Sites Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.64 km from the site.	

South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 10.79 km from the site

Connection to European Sites

Hydrological Pathway

There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a tenuous connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway

Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest

bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.11 Kiltipper Road

Name	**Landuse Zoning Change**
Kiltipper Road	Current Zoning: Rural Proposal: Residential (RES)

Based on aerial imagery, these lands a series of separated fields (GA2) divided by treeline (WL2), hedgerows (WL1), with industrial and residential development (BL3) located to the south of the site. No protected species records returned from NBDC search. **The hedgerows that run north south appear robust and represent an important local feature, their retention, enhancement and integration in future proposals is recommended. The most westerly central hedgerow is of particular significant being a town boundary hedgerow feature as shown on the 1st Edition OS colour map**.. The DODDER_040 is the nearest River and is of moderate quality according to WFD data. Kiltipper Road lies approximately 1km to the East of this site

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Proximity to Nearest European Sites
Glenasmole Valley Special Area of Conservation (SAC) – located approximately 1.21 km from the site.
Wicklow Mountains Special Protection Area (SPA) – located approximately 6.12 km from the site.

Connection to European Sites
Hydrological Pathway

There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a tenuous connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:

South Dublin Bay & Tolka Estuary SPA **Wicklow Mountains SPA** **Poulaphouca Reservoir SPA** **Dalkey Islands SPA** Invasive Species Pathway The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.12 Stonewall Adamstown

Name	**Landuse Zoning Change**
Stonewall, Adamstown	Current Zoning: Rural Proposal: Residential (RES)
Based on aerial imagery, these lands show industrial/residential area (BL3), partially surrounded by hedgerows (WL1). No protected species records are returned from NBDC search. The lands are largely built land and conversion to residential would not generate significant adverse effects. The LIFFEY_170 runs approximately 300m north of this site and is of poor quality. .	
Proximity to Nearest European Sites Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 1.8 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 16.77 km from the site.	
Connection to European Sites Hydrological Pathway There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: **South Dublin Bay & Tolka Estuary SPA;** **North Dublin Bay SAC;**	

North Bull Island SPA; and
South Dublin Bay SAC.
There is a tenuous connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the site is not considered to have the potential to support mobile species of European Sites. Furthermore no records for the presence of qualifying species of European Sites are held for this area.

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.13 Cherryfield Way

Name	Landuse Zoning Change
Cherryfield Way	Current Zoning: High Amenity – Dodder Valley Proposal: Residential (RES)
: Based on aerial imagery, these lands are two open grass fields (GA2) located beside built lands and artificial surfaces (BL3), with a small farm occupying part of one field. Treeline (WL2) and scattered trees present (WD5). No protected species. The DODDER_040 flows southeast adjacent to the northeast boundary of this area and is the nearest River. This section of the Dodder River is of moderate quality. **Hedgerow on western boundary is mapped on 1st Edition OS maps. A robust buffer that is ecologically informed is recommended for the River Dodder given potential for disturbance from conversion to built land.**	
Proximity to Nearest European Sites Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.05 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 5.94 km from the site.	
Connection to European Sites Hydrological Pathway The Dodder River establishes a pathway between this area and the River Liffey. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to the Dodder River and on downstream to the River Liffey. The River Liffey in turn drains to Dublin Bay, where a number of European Sites are located. These include: **South Dublin Bay & Tolka Estuary SPA;** **North Dublin Bay SAC;** **North Bull Island SPA; and** **South Dublin Bay SAC.** There is a connection between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below. Air Emission Pathway These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status. Noise & Vibration Pathway	

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
Baldoyle Bay SPA
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA
Howth Head SPA
Dalkey Islands SPA

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.14 Foxhunter

Name	Landuse Zoning Change
Foxhunter	Current Zoning: Retail Warehousing Proposal: Residential (RES)
: Based on aerial imagery, these lands are a car park associated with an industrial building (BL3), attached lies an amenity grassland (GA2), bordered by shrubs (WS1). No protected species. The LIFFEY_180 is the nearest river flowing adjacent to this site and is of poor quality. No protected structures/ACA.	
Proximity to Nearest European Sites Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 4.63 km from the site. South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 12.57 km from the site.	
Connection to European Sites Hydrological Pathway There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: **South Dublin Bay & Tolka Estuary SPA;** **North Dublin Bay SAC;** **North Bull Island SPA; and** **South Dublin Bay SAC.** Given the absence of an existing surface water hydrological pathway, there is a tenuous connection, established by the potential for a surface water infrastructure comnnection to the River Liffey, between this land area and these sites at Dublin Bay. In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below. Air Emission Pathway These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status. Noise & Vibration Pathway	

These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the site is not considered to have the potential to support mobile species of European Sites. Furthermore no records for the presence of qualifying species of European Sites are held for this area.

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.15 Ninth Lock Road

Name	**Landuse Zoning Change**
Ninth Lock Road	Current Zoning: Open Space (OS) Proposal: Residential (RES)
Based on aerial imagery, these lands are old industrial/storage units comprising built land and artificial surfaces (BL3), a mature treeline (WL2) is also present. No protected species records returned from NBDC search. The CAMAC_040 is the nearest river and is 1km south of poor quality.	
Proximity to Nearest European Sites Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.57 km from the site.	

South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 11.74 km from the site.

Connection to European Sites
Hydrological Pathway

There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
Given the absence of an existing surface water hydrological pathway, there is a tenuous connection, established by the potential for a surface water infrastructure comnnection to the River Liffey, between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the site is not considered to have the potential to support mobile species of European Sites. Furthermore no records for the presence of qualifying species of European Sites are held for this area.

Invasive Species Pathway The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.16 Future Strategic Long Term Development Areas:Newlands, Belgard Road, Adamstown West, Adamstown South, Grange Castle

5.2.17 Newlands

Name	**Landuse Zoning Change**
Newlands	Current Zoning: Rural / Employment/ Open Space retained. Identified as Future Strategic Long Term Development Area.
: Based on aerial imagery, these lands display a large site of agricultural (BC3) and open (GA2) fields bordered by residential housing (BL3), with hedgerows (WL1) and treelines (WL2) present throughout, and a substantial industrial complex (BL3) located further north of the site 61x of Black-headed Gull (Chroicocephalus ridibundus) 17x of Common Gull (Larus canus) 63x of Coot (Fulica atra) 13x of Cormorant (Phalacrocorax carbo) 27x of Goldcrest (Regulus regulus) 11x of Greenfinch (Chloris chloris) 3x of Grey Wagtail (Motacilla cinerea) 2x of House Martin (Delichon urbicum) 2x of Kestrel (Falco tinnunculus) 4x of Kingfisher (Alcedo atthis) 9x of Linnet (Linaria cannabina) 5x of Little Egret (Egretta garzetta) 65x of Little Grebe (Tachybaptus ruficollis)	

60x of Mallard (Anas platyrhynchos)
12x of Meadow Pipit (Anthus pratensis)
22x of Mistle Thrush (Turdus viscivorus)
63x of Mute Swan (Cygnus olor)
1x of Peregrine (Falco peregrinus)
1x of Pheasant (Phasianus colchicus)
29x of Pochard (Aythya ferina)
2x of Redwing (Turdus iliacus)
46x of Robin (Erithacus rubecula)
6x of Rock Dove (Columba livia)
3x of Sand Martin (Riparia riparia)
1x of Scaup (Aythya marila)
3x of Skylark (Alauda arvensis)
1x of Snipe (Gallinago gallinago)
5x of Sparrowhawk (Accipiter nisus)
6x of Stonechat (Saxicola rubicola)
4x of Swallow (Hirundo rustica)
1x of Swift (Apus apus)
3x of Teal (Anas crecca)
61x of Tufted Duck (Aythya fuligula)
1x of Wheatear (Oenanthe oenanthe)
2x of Wigeon (Mareca penelope)
2x of Willow Warbler (Phylloscopus trochilus)
3x of Yellowhammer (Emberiza citrinella)
1x of Hedgehog (Erinaceus europaeus).
The Mooreenaruggan Stream (CAMAC_040) flows through the site and is of poor quality according to WFD data

Proximity to Nearest European Sites
Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.02 km from the site.
Wicklow Mountains Special Protection Area (SPA) – located approximately 8.92 km from the site.

Connection to European Sites
Hydrological Pathway

The Mooreenaruggan Stream bounding the area establish a hydrological pathway between this land area and the River Liffey, via the River Camac. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to these streams and on downstream to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently records held for the occurrence of such species (e.g. Peregrine, pochard, mallard, teal, wigeon etc.) within this area. In view of this the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA

Wicklow Mountains SPA **Poulaphouca Reservoir SPA** Invasive Species Pathway The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.18 Belgard Road

Name	**Landuse Zoning Change**
Belgard Road	Current Zoning: Rural Identified as Future Strategic Long Term Development Area
Based on aerial imagery, these lands show 3 fields (GA1) defined by hedgerows (WL1), treelines (WL2),scattered trees (WD5), mixed broadleaved woodland (WD1) with and a farmhouse present (BL3).No protected species are recorded from NBDC. The CAMAC_040 is the nearest river flowing approximately 1km North of this site and is of poor quality according to WFD data. **Should the lands be proposed, the proximity of the same to the large operational quarry would require detailed assessment to address local emissions including air and noise, in addition to heavy goods vehicles and wider traffic and transport considerations.**	
Proximity to Nearest European Sites Wicklow Mountains Special Area of Conservation (SAC) – located approximately 4.69 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 8.8 km from the site.	
Connection to European Sites Hydrological Pathway There is no hydrological pathway via existing surface water features connecting this land area to European Sites. Existing surface water drainage infrastructure is likely to connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include: **South Dublin Bay & Tolka Estuary SPA;** **North Dublin Bay SAC;**	

North Bull Island SPA; and
South Dublin Bay SAC.
Given the absence of an existing surface water hydrological pathway, there is a tenuous connection, established by the potential for a surface water infrastructure comnnection to the River Liffey, between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently no records held for the occurrence of such species within this area. Notwithstanding this, the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
Baldoyle Bay SPA
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA
Howth Head SPA

Dalkey Islands SPA Invasive Species Pathway The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified. Human Disturbance Pathway This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.19 Adamstown West (Outer) and South

Name	**Landuse Zoning Change**
Adamstown West (Outer) and South	
	Current Zoning: Rural Proposal: Identify as strategic residential lands beyond the lifetime of the current County Development Plan with objective to commence a plan led approach.
Based on aerial imagery, these lands display a large area of farmland defined by hedgerows (WL1) and tree lines (WL2), with clusters of trees present (WD5), mixed woodland (WD1) is present as well as a farmhouse and an industrial complex with an accompanying car park located along the eastern site boundary (BL3). **A strong hedgerow network is also present particularly in the western part of these lands, which are marked on the 1st Edition OS mapping and merit retention and enhancement as key local ecological corridors and GI corridors**. Protected species search from NBDC returned the following: 1x of Common Frog (Rana temporaria), 1x of Swallow (Hirundo rustica). Consultation with SDCC noted the presence of ecological receptors in the lands around Gollierstown, and flocks of golden plover present on the agricultural lands in the wider area surrounding Grange Castle West. The Tobermaclugg Stream (LIFFEY_170) flows directly through this area and is of good quality according to WFD data.	
Proximity to Nearest European Sites Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 2.98 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 14.68 km from the site.	
Connection to European Sites	

Hydrological Pathway

The Tobermaclug Stream establishes a hydrological pathway via existing surface water features between this land area and the River Liffey. Existing surface water drainage infrastructure in adjacent lands is also likely to eventually connect the land area to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. Whilst it is noted that there are currently no records held by the National Biodiversity Data Centre for the occurrence of such species within this area, recently ecological studies for planning applications to the south of this area have identified the presence of wetland species such as Golden Plover and Lapwing, as well as Black-headed Gull. These species have been recorded utilising grassland and arable land in this area of west Dublin. The potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on the agricultural grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying

special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA
Wicklow Mountains SPA
Poulaphouca Reservoir SPA

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited with no expectation, particularly in view of standard and best practice measures for the identification and management of non-native invasive species at development, for adverse effects to European Sites.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.2.20 Grange Castle (R136)

Name	**Landuse Zoning Change**
Grange Castle (R136)	Current Zoning: Open Space Identified as Future Strategic Long Term Development Area
Based on aerial imagery, these lands show A golf course (GA2) landscape featuring bunkers, ponds (FL8), scattered trees (WD5), treeline (WL2) and hedgerows (WL1), with a clubhouse or hotel present (BL3). 1x of Mute Swan (Cygnus olor) 1x of Swallow (Hirundo rustica). Consultation with SDCC indicated Some calcareous grassland present, with lower western area botanically important. The Grange Stream flows north along the northwestern corner of this area, whilst the Camac River flows north to the east of the area.	
Proximity to Nearest European Sites Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.08 km from the site. Wicklow Mountains Special Protection Area (SPA) – located approximately 11.38 km from the site.	
Connection to European Sites Hydrological Pathway	

The Grange Stream and the Camac River bounding the area establish a hydrological pathway between this land area and the River Liffey. Surface water drainage infrastructure associated with future residential development is also likely to eventually connect the land area to these streams and on downstream to the River Liffey. The River Liffey in turn drains to Dublin, where a number of European Sites are located. These include:
South Dublin Bay & Tolka Estuary SPA;
North Dublin Bay SAC;
North Bull Island SPA; and
South Dublin Bay SAC.
There is a tenuous connection between this land area and these sites at Dublin Bay.
In addition wastewater generated from new residential housing in this area will be directed to the Ringsend wastewater treatment plant, which is located at Dublin Bay. Further consideration of the potential for wastewater generated from residential development is set out in Section 7 below.

Air Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in changes to air quality at European Sites that could result in adverse effects to their integrity and conservation status.

Noise & Vibration Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in noise or vibration emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Light Emission Pathway
These lands are located at a remote distance from the nearest European Sites and the construction phase and operation phase of new residential infrastructure at this location will not have the potential to result in light emissions at European Sites that could result in adverse effects to their integrity and conservation status.

Mobile Species Pathway
Based on the overview of the habitats and land cover occurring at this land area, the amenity grassland within this area could conceivable be utilised by special conservation interest bird species of SPAs in the wider surrounding area. It is noted that there are currently records held for the occurrence of such species (e.g. nute swan) within this area. In view of this the potential for a mobile species pathway, by virtue of reliance of special conservation interest bird species on grassland cannot be ruled out. For the purposes of this examination a maximum range distance of 20km is applied for identifying special conservation interest bird species of SPAs that could conceivably utilise this grassland. This 20km distance is in line with published foraging distances (e.g. SNH, 2016). The SPAs within 20km for which a mobile species pathway could arise are:
North Bull Island SPA
South Dublin Bay & Tolka Estuary SPA

Wicklow Mountains SPA
Poulaphouca Reservoir SPA

Invasive Species Pathway
The presence for non-native invasive species at this land area cannot be ruled out. However given the distance to the nearest European Sites the potential for spread of such species within European Sites as result of land use activities at the site is considered to be limited. Notwithstanding the limited potential for the spread of such species within European Sites a tenuous pathway for spread within European Sites is identified.

Human Disturbance Pathway
This land area is located at a remote distance from the nearest European Sites and land use activities within this land area will not have the potential to result in disturbance effects to the qualifying features of interest of European Sites.

5.3 OVERVIEW OF THE VARIATION LANDS AT THE SUB-CATCHMENT SCALE

At the public consultation stage, submissions raised concerns about potential cumulative impacts arising from the Variation. As the preceding section 5.2 shows, the lands identified for rezoning by SDCC were subject to preliminary site selection via a criteria-based approach as outlined in the Variation. Therefore, at strategic, county scale, these lands have been evaluated and identified as meeting requirements such as serviced land and proximity to services. As the Variation progressed, and some sites were removed or new sites included, specific mitigation measures as appropriate and relevant were identified through the Appropriate Assessment, SEA and SFRA processes. These are in addition to the existing environmental protection measures of the South Dublin CDP 2022 -2028 that will apply should planning applications arise on the Variation lands. Section 8 of this NIR presents the existing South Dublin CDP 2022 -2028 measures plus additional site-specific measures in the final Variation.

Finally, in response to the submissions relating to cumulative impacts, this NIR provides more commentary on the potential for such effects associated with the lands zoned residential as part of the Variation process. It provides an overview and commentary on the lands based on a sub-catchment basis. This is considered an appropriate scale for the county level of the Variation. Consideration of surface water associated with construction and operational phases of residential development is identified as a key source and pathway for connection to European Sites. Furthermore, it assumes that all lands within each sub-catchment will be developed and converted to residential land use over the lifetime of the Variation. Clearly, other factors may impact the uptake and delivery of these lands over the lifetime of the Variation, so this commentary provides a worst-case assessment. This additional commentary complements the assessment already provided in Section 5.2 above relating to water resources generally and the presence of credible pathways connecting Variation lands to European Sites .

Figure 5.1: Final lands rezoned under Variation No 2 within the Dodder Sub catchment (SC 010)

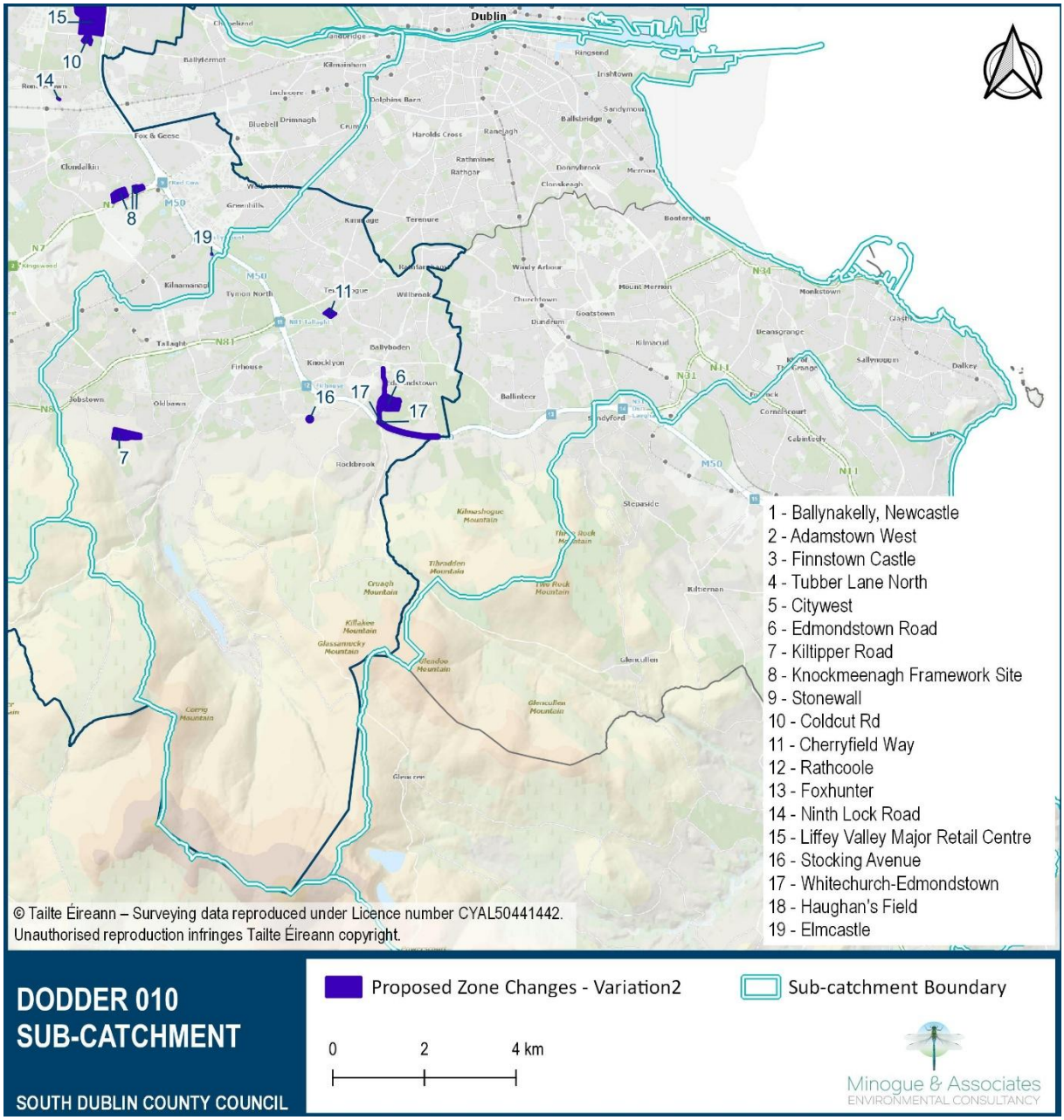
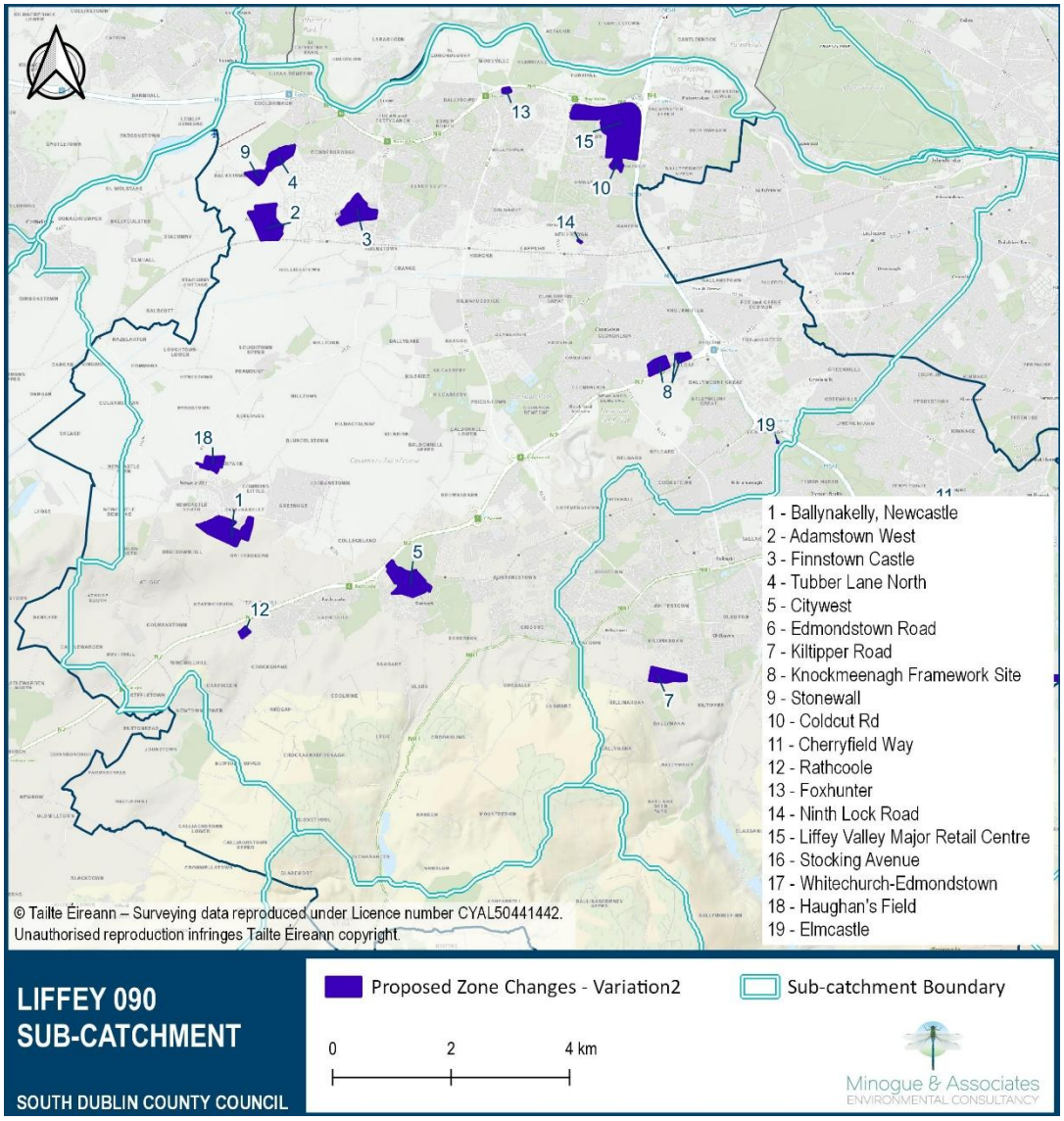


Figure 5.2: Final lands rezoned under Variation No 2 within the Liffey Sub catchment (SC 090)



The Liffey Sub Catchment 090 under the Water Framework Directive (WFD) covers an area of 13,652.007 hectares. Within this sub-catchment, the Variation has rezoned a total of 193.629 hectares to residential land use, amounting to approximately 1.41% of the total sub-catchment area. Similarly, the Dodder sub-catchment 010 as defined under the WFD, covers an area of 16,770.678 Hectares. Within this sub-catchment, the Variation has rezoned a total of 49.123 hectares, amounting to approximately 0.29% of the total sub catchment area. On a quantitative, sub catchment basis, the full build-out of these lands to residential landuse, would therefore result in the conversion of a small proportion of the sub-catchment to residential use, and this

modest level of change is the first consideration in assessing the potential for the Variation to contribute to cumulative environmental effects.

However, other considerations beyond the amount of land rezoned at catchment scale includes how potential cumulative effects could arise in terms of the the location of the rezoned lands relative to sensitive receptors such as watercourses and designated sites, the pathways connecting them, and the degree to which existing environmental measures of the South Dublin CDP are implemented. Accordingly, this assessment considers not only the extent of land-use change but also the effectiveness of the mitigation measures that will inform the planning and consenting process.

The calculations above assume full build-out without mitigation. In practice, development within the sub-catchment will be subject to the mitigation measures embedded in the South Dublin County Development Plan, including its surface water management and SuDS requirements, such as:

- Policy GI3 (Sustainable Water Management) requires the protection and enhancement of the natural, historical, amenity and biodiversity value of the County's watercourses; their long-term management as significant elements of the County's and Region's Green Infrastructure Network; the accommodation of flood waters during extreme events; and the enhancement of biodiversity and amenity through riparian corridors and appropriate development restrictions within those corridors.
- Policy GI4 (Sustainable Urban Drainage Systems) requires the provision of SuDS throughout the County and the maximisation of their amenity and biodiversity value.

These plan-level measures function as source controls on surface water runoff and as pathway controls on the delivery of pollutants and sediment to receiving waters, and they apply cumulatively across all development within the sub-catchment, including development under the Variation. In addition, site-specific mitigation identified at project stage (such as the retention of existing hedgerows, riparian zones and other ecological features where appropriate) will further reduce residual effects at the local level.

Taking account of the small proportion of the sub catchment affected, the binding nature of the Development Plan's surface water and SuDS requirements, and the requirement for project-level assessment (including EIA and AA screening as applicable) for individual developments, the Variation is not considered likely to give rise to significant cumulative or in-combination

environmental effects within the Liffey Sub Catchment 090 or Dodder Sub-Catchment 010, either alone or in combination with other plans and projects.

6 EUROPEAN SITES OCCURRING WITHIN THE ZONE OF INFLUENCE OF THE VARIATON

Pathways connecting the Variation Lands and the Strategic Future Development Areas to European Sites have been identified in Section 5.2 above. The European Sites that have been identified as being connected to, or potentially connected to, Variation Lands and Strategic Long Term Development Areas (SDAs) via pathways are identified as occurring within the zone of influence of the Plan. These European Sites are listed in Table 6.1 below.

Table 1: European Sites in the Zone of Influence of the Plan

European Sites	**Pathway Type & Connected/Potentially Connected Lands**
SPAs	
Baldoyle Bay SPA	***Mobile species pathway*** *Variation Lands* St Edmunsbury; Edmunstown Road; Knockmeenagh Lane / **N7**-Cherryfield Way *Future SDA* Belgard Road
Dalkey Island SPA	***Mobile species pathway*** *Variation Lands* Edmunstown Road; Knockmeenagh Lane Kiltipper Road; Cherryfield Way *Future SDA* Belgard Road
Howth Head Coast SPA	***Mobile species pathway*** Edmunstown Road; Cherryfield Way; Belgard Road
Malahide Estuary SPA	***Mobile species pathway*** St Edmunsbury; Knockmeenagh Lane
North Bull Island SPA	***Hydrological pathway*** All Variation lands including Future Strategic Long term Development Areas ***Mobile species pathway*** *Variation Lands* St Edmunsbury; Finnstown Castle; Adamstown West; Tubber Lane; Edmunstown Road; Citywest;

	Knockmeenagh Lane/N7; Cherryfield Way; Belgard Road WEst; Adamstown West *Future SDA* Newlands; Grange Castle
Poulaphouca Reservoir SPA	***Mobile species pathway*** *Variation Lands* Finnstown Castle; Adamstown West; Tubber Lane; Edmunstown Road; Citywest; Knockmeenagh Lane/N7; Ballynakelly Newcastle; Coldcut Road; Kiltipper Road; Cherryfield Way. *Future SDA* Belgard Road
South Dublin Bay & Tolka Estuary SPA	***Hydrological pathway*** All Variation lands including Future Strategic Long term Development Areas ***Mobile species pathway*** *Variation Lands* St Edmunsbury; Finnstown Castle; Adamstown West; Tubber Lane; Edmunstown Road; Citywest; Knockmeenagh Lane/N7; Ballynakelly Newcaslte; Coldcut Road; Kiltipper Road; Cherryfield Way; Belgard Road *Future SDA* Adamstown West; Newlands; Grange Castle
Wicklow Mountains SPA	***Mobile species pathway*** *Variation Lands* St Edmunsbury; Finnstown Castle; Adamstown West; Tubber Lane; Edmunstown Road; Citwest Knockmeenagh Lane/N7; Ballynakelly Newcastle; Coldcut Road; Kiltipper Road, Cherryfield Way; Belgard Road *Future SDA* Adamstown West; Newlands; Grange Castle
SACs	
North Dublin Bay SAC	*Hydrological pathway* *Variation Lands* All Variation Lands *Future SDA* All Future SDA
South Dublin Bay SAC	*Hydrological pathway* *Variation Lands* All Variation Lands

	Future SDA All Future SDA

7 ASSESSMENT OF THE PLAN

7.1 EXAMINATION OF TEXT AMENDMENTS

Amendments to the text of the South Dublin County Development Plan 2022 – 2028 are set out in Table 7.1 below.

Table 2: Assessment of Text Amendments to the South Dublin County Development Plan 2022 – 2028

Text Amendment	Assessment
Policy CS3: Future Potential Strategic Development Areas To progress a plan-led approach to Future Strategic Long-Term Development Areas ('Future SDAs') to provide for the long-term housing growth and other land use requirements of the County beyond the current Development Plan period (subject to future rezoning) at the following locations: • NewlandsNew • Belgard Road West • Adamstown South and West • Grange Castle / R136	Potential pathways for impacts between these long-term strategic areas and European Sites have been identified. Mobile species pathways have been identified as having the potential to connect these lands to the North Bull Island SPA; Poulaphouca Reservoir SPA; South Dublin Bay & Tolka Estuary SPA; and Wicklow Mountains SPA. In the event that these lands are identified as key ex-situ sites for special conservation interest bird species of these SPAs, the potential will exist for the loss of ex-situ habitat and disturbance to these species. The presence of species that are listed as special conservation interests of these SPAs have been recorded within and adjacent to these lands during recent ecological assessments for project level planning applications in the vicinity of the Grand Canal and Grange Castle West. Findings from these assessments have concluded that the populations of bird species, that can be listed special conservation interest bird species of SPAs, are not associated with the populations of such species that are listed as special conservation interest bird species of the above listed SPAs. Mitigation measures are set out in Section 8 that aim to ensure any future residential development in these long-term strategic areas does not result in a net loss of key ex-situ sites for special conservation interest bird species of the above listed SPAs.
CS3 Objective 1 To commence preparatory studies and analysis of the Future SDAs, as identified on the development plan maps, to understand the existing land uses and ecological sensitivities and to inform the preparation of future proposals for rezoning to meet the needs of the County through an holistic approach to plan making. The exact lands to be brought forward as future rezoning may change according to the outcome of these studies.	The assessment set out for Policy CS3 above applies to this objective. Further mitigatory text is set out in blue text opposite. This text is reflected in Section 8 mitigation measures below.

Text Amendment	Assessment
CS3 Objective 2 To ensure that future plan-led holistic development of the Future SDAs is not compromised by premature development.	The assessment set out for Policy CS3 above applies to this objective.
CS3 Objective 3 To ensure development of Future SDAs (subject to rezoning) for residential and other uses will be in accordance with an approved plan-led approach, such as a Priority Area Plan or otherwise equivalent appropriate mechanism, which will align housing delivery with, inter alia, climate action objectives, supporting infrastructure, sustainable transport options, educational and community facilities, public open space, green infrastructure networks, cultural heritage and no net loss of important ecological features as surveyed, identified and mapped by a qualified ecologist.	This objective is representative of an embedded mitigatory objectives as it seeks to identify ecological sensitivities, which will includes establishing whether or not the lands function as ex-situ sites for special conservation interest bird species population of SPAs. This objective is included as a mitigation measure in Section 8 below.
CS3 SLO 1 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 corridors and the Grand Canal pNHA will form part of any such proposal.	This objective is representative of an embedded mitigatory objective as it seeks to protect and enhance GI corridors. This objective is included as a mitigation measure in Section 8 below
CS3 SLO 2 To carry out a study of the lands at Grange Castle / R136 to identify their future reallocation for alternative uses while retaining a golf course function within the lands and considering flood risk assessment, existing green infrastructure and riparian corridors.	The assessment set out for Policy CS3 above applies to this objective.
CS7 SLO2:	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin

Text Amendment	Assessment
Development on RES-N zoned lands at St. Edmundsbury, Lucan Road shall comply with the following: 1. The development of a park within the Liffey Valley (zoning objective HA-LV) with enhanced recreational amenity and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network shall be provided for in tandem with, or prior to, residential development of the adjoining Res-N zoned lands. The park shall include lands within the HA-LV zoning objective to the north and west of the Res-N zoned lands extending to the River Liffey, including to the north and west of St. Patrick's Hospital grounds, and including connections westwards to Lucan Village and Chapel Hill. A detailed proposal to achieve this shall be agreed with the planning authority in advance of submission of a planning application for residential development on the Res-N zoned lands. 2. A masterplan for the lands 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 informed by and addressing, inter alia: a. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, b. Retention and enhancement of the east-west hedgerow and tree line in the north of the site as recorded on 1st Edition OS maps,	CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Text Amendment	Assessment
c. A Local landscape and historical character assessment, d. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and e. A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structures and their curtilage.	
CS7 SLO3: Development on RES zoned lands at Finnstown Castle shall comply with the following: 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. Through appropriate studies or otherwise and having regard to the cumulative development of the subject lands, remaining undeveloped	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Text Amendment	Assessment
lands in Adamstown SDZ and other RES-N zoned lands abutting Adamstown SDZ where applicable, planning applications for residential development on the subject lands shall be informed by and address, inter alia: 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, 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.	
CS7 SLO4:	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin

Text Amendment	Assessment
Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following: 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: 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,	CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Text Amendment	Assessment
b. A Social Infrastructure Audit and provision within development proposals to address any needs identified, 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, and 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	
CS7 SLO5: Development on RES-N zoned lands north of Tubber Lane shall comply with the following: 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	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

Text Amendment	Assessment
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: a. Retention and enhancement of the north-south hedgerow as recorded on 1st Edition OS maps, unless required for wider movement needs, b. Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site, c. A Social Infrastructure Audit and provision within development proposals to address any needs identified, d. A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and e. A Public Open Space Audit to inform proposals for public open	

Text Amendment	Assessment
space and recreational facilities.	
CS7 SLO6: Development on RES zoned lands on Edmondstown Road shall comply with the following: a. A local centre to serve the day-to-day needs of surrounding residents shall be provided unless otherwise agreed in writing by the planning authority. b. A Design Statement shall be prepared as part of a planning application for the subject lands outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage. c. Retention and enhancement of the existing hedgerows as recorded on 1st Edition OS mapping insofar as possible within development proposals.	Compliance with the requirements set out in this objective will not have the potential to result in land use activities that have the potential to result in likely significant effects to European Sites.
CS7 SLO7: A phasing and delivery plan for the REGEN zoned lands between the N7 and Knockmeenagh Lane shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of a planning application for development on the subject lands. It shall be integrated with adjoining land uses, deliver on the parameters of the Knockmeenagh Framework site in the Clondalkin Local Planning Framework and include a transport and movement plan, in liaison with TII, NTA and landowners.	This objective sets out the requirements for the delivery of plan for REGEN lands. The preparation of the Plan will not in itself result in land use activities or have potential to result in likely significant effects to European Sites. The Plan once drafted will be subject to statutory requirements as well as the environmental safeguard policies and objectives of the County Development Plan. As such the plan will be subject to, as a minimum screening for Appropriate Assessment and will only be adopted upon conclusion of consistency with the existing policies and objectives of the County Development Plan, including all relevant to the protection of European Sites.
CS7 SLO8:	Compliance with Traffic and Transport Assessments and management of hedgerows as set out in this objective will not have the potential to result in land

Text Amendment	Assessment
Development on RES zoned lands between Elder Heath and Kiltipper Road shall comply with the following: **1.** A Transport and Traffic Assessment shall be carried out and submitted to the planning authority as part of a planning application for residential development on the subject lands, addressing access to and from the subject lands, measures to alleviate the impact of the proposed development on the surrounding road network, proposals to upgrade Kiltipper Road where necessary and active travel links from the subject lands to the surrounding area, and **2.** Existing hedgerows shall be retained insofar as possible within development proposals and the north-south hedgerow representing the townland boundary of Oldbawn-Killinarden shall be protected.	use activities that have the potential to result in likely significant effects to European Sites.
CS7 SLO9: In tandem with, or prior to, development of the RES zoned lands to the south of Coldcut Road at the Dublin City Services Sports and Social Club, details as to how public access, permeability and recreational facilities will be improved on the remaining OS zoned lands shall be agreed with the planning authority.	The provision of details for the improvement of OS zoned lands and agreement with the Planning Authority will not in itself have the potential to result in land use activities with potential to effect European Sites. The details that are submitted to and agreed to by the Planning Authority will subject to the requirements of the County Development Plan including all relevant Policies and objectives for the safeguarding of European Sites.

Text Amendment	Assessment
CS8 SLO2: Development on RES-N zoned lands on the former golf course of the Citywest Hotelshall be in accordance with a masterplan for the lands to 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 informed by and addressing, inter alia: 1. An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, 2. Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and 3. Provision for a direct active travel link through the subject lands between Mill Road and Garter Lane.	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.
CS9 SLO5: Development on RES-N zoned land south of Ballynakelly shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of the	This objective sets out a plan led and service led approach informed by further studies/masterplan preparation. The results of such studies will inform more refined and site-specific proposals in the future. At strategic scale potential environmental effects will be addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.

<table>
<tr><th>Text Amendment</th><th>Assessment</th></tr>
<tr><td>submission of a planning application for residential development which provides for, inter alia:

1. Delivery of a public park of a minimum of 2 hectares in tandem with, or prior to, development of the site,
2. Reservation of a secondary school site of 3 hectares unless otherwise agreed in writing by the planning authority having regard to the requirements of the Department of Education and Youth,
3. Active travel connections to the existing Taobh Chnoic Park and land to the east, and

Use of the existing unfinished structure on site in an early phase of development in a sustainable manner which is compatible with neighbouring residential uses.</td><td></td></tr>
<tr><td><u>Insert the following to end of Table 7.5:</u>

<table><tr><td>Link between Edmondstown Road and Whitechurch Road</td><td>New road / street and associated junction upgrades connecting Edmondstow</td><td>To provide an active travel and vehicular connection between Edmondstown Road and Whitechurch Road providing access to the residential lands between the two roads. The alignment to be incorporated into a masterplan-led design approach to development of the residential lands.</td></tr></table></td><td>The above link road proposal and upgrades to existing road (Edmondstown Road) will be subject to environmental and ecological assessments and screening for Appropriate Assessment as a minimum as part of any detailed design and consenting process. Mitigation is identified as being addressed through project level assessment and compliance with existing environmental protection measures in the South Dublin CDP 2022-2028. These include policies for protection of environmental resources including riparian corridors and Green infrastructure policies.</td></tr>
</table>

Text Amendment	Assessment
<table><tr><td></td><td>n Road and Whitechurch Road.</td><td></td></tr><tr><td>Edmondstown Road Upgrade</td><td>Upgrade of existing road.</td><td>To enhance pedestrian, cycling and public transport facilities and access to new residential lands.</td></tr></table>	
Insert new objective under Policy H13 as follows: H13 Objective 8: To proactively encourage the inclusion of residential uses as part of development or redevelopment proposals on DC and LC zoned lands while maintaining the primary retail and service-led mixed-use function of those centres. **Amend Table 12.8:** Zoning Objective 'MRC': 'To protect, improve and provide for the future development of a Major Retail Centre' **Use Classes Related to Zoning Objective**	These changes to the Major Retail Centre and new Policy H13 Objective 8 allow in principle residential development close to such centres, providing greater efficiency in space and links to existing transport networks etc. Project level mitigation will apply as these lands, which are in built up areas, may be hydrologically connected to European Sites.

Text Amendment	Assessment
Permitted in Principle Advertisements and Advertising Structures, Betting Office, Car Park, Childcare Facilities, Community Centre, Enterprise Centre, Funeral Home, Garden Centre, Hotel / Hostel, Housing for Older People, Live-Work Units, Motor Sales Outlet, Offices less than 100 sq m, Off-Licence, Open Space, Petrol Station, Public House, Public Services, Recreational Facility, Recycling Facility, Residential, Restaurant / Café, Retail Warehouse, Service Garage, Shop-Local, Shop-Major Sales Outlet, Shop-Neighbourhood, Veterinary Surgery, Wholesale Outlet, Traveller Accommodation, Work-Live Units. **Open for Consideration** Allotments, Bed & Breakfast, Conference Centre, Crematorium, Cultural Use, Data Centre, Doctor / Dentist, Education, Embassy, Guest House, Health Centre, Home Based Economic Activities, Hospital, Industry-Light, Nightclub, Nursing Home, Office-Based Industry, Offices 100 sq m-1,000 sq m, Offices over 1,000 sq m, Outdoor Entertainment Park, Place of Worship, Primary Health Care	

Text Amendment	Assessment
Centre, Residential Institution, Retirement Home, Social Club, Sports Club / Facility, Stadium, Transport Depot, Warehousing **Not Permitted** Abattoir, Aerodrome / Airfield, Agriculture, ~~Bed & Breakfast,~~ Boarding Kennels, Camp Site, Caravan Park-Residential, Cemetery, ~~Community Centre,~~ Concrete / Asphalt Plant in or adjacent to a Quarry, ~~Conference Centre, Embassy,~~ Fuel Depot, ~~Guest House,~~ Heavy Vehicle Park, ~~Home Based Economic Activities, Housing for Older People,~~ Industry-Extractive, Industry-General, Industry-Special, ~~Live Work Units, Nursing Home, Office Based Industry, Offices over 1,000 sq m,~~ Refuse Landfill / Tip, Refuse Transfer Station, ~~Residential, Residential Institution, Retirement Home,~~ Rural Industry-Food, Science and Technology Based Enterprise, Scrap Yard, ~~Traveller Accommodation,~~ Wind Farm~~, Work Live Units~~	

7.2 EXAMINATION OF POTENTIAL IMPACTS RELATING TO HYDROLOGICAL EMISSIONS

The Grand Canal, Dodder River, River Camac and River Liffey, which represent the principal receiving surface waters draining the Plan Area, drain to Dublin Bay, where a number of European Sites are located. As identified in Section 5.2 above these European Sites comprise the North Dublin Bay SAC; South Dublin Bay SAC; North Bull Island SPA; and South Dublin Bay & Tolka Estuary SPA.

With respect to South Dublin Bay SAC it is noted that modelling of the Liffey Estuary and Dublin Bay has shown that the waters from the Liffey draining into Dublin Bay are deflected east and north towards Dollymount and Howth (see Dowly & Bedri, 2007; Bedri et al., 2012; Camp, Dresser & McKee, 2012). On the basis of these previous studies the presence of the South Great Wall in Dublin Bay provides a barrier to the movement of waters towards the south of the bay and as such fuctions as a barrier eliminating the potential for a pathway connecting the lands of Variation and SDAs to this SAC.

As such of the four European Sites being examined as part of the assessment of the hydrological pathway, only three are connected to the project site via the surface water pathway. The nearest point of the three Dublin Bay European Sites from a Variation Land or Future Strategic Long-term Development Area is approximately 13km downstream (i.e. downstream from Variation lands Cherryfield Way along the River Dodder). The River Dodder and the waters discharging from it to the Liffey Estuary represent a minor fraction of the overall volume of freshwater draining into the Liffey estuary and Dublin Bay. This will limit the potential for future projects facilitated by the Plan, even in the event of the release of contaminated surface water from synchronous development in multiple Plan areas from having a perceptible effect on water quality and the conservation status of European Sites at Dublin Bay. This point is supported by previous studies which have shown that pollutants in the estuary are rapidly mixed and become diluted within the estuary and Dublin Bay (O'Higgins and Wilson, 2005; Wilson and Jackson, 2011), demonstrating that any potential for the release of contaminants to hydrological pathways and Dublin bay will not have the potential to result in any perceptible effect to water quality downstream at Dublin Bay.

In view of the above examination, it is considered that the surface water hydrological pathway connecting the Plan Area to the European Sites at Dublin represents a tenuous impact pathway

and is unlikely to function as a vector for contaminants with potential to result in perceptible impacts to water quality and European Sites at Dublin Bay.

Notwithstanding this it is noted that mitigation measures are set out in Section 8 below which will provide protection for European Sites occurring downstream of the Plan Area from any potential sources of impact that may arise as a result of future land use activities within the Plan Area.

7.2.1 Wastewater Pathway

Ringsend WWTP, which will receive wastewater from the Plan Area has historically operated at or above capacity, with a total load of 2.19 million P.E. on average, with significant fluctuations from day to day. Loading has increased in recent years with the rise in population recorded in the Dublin local authorities. The latest information from Irish Water indicates that the plant is currently operating within the peak Treatment Plant capacity (Uisce Éireann, 2023). In 2023, the plant was non-compliant with several parameters as set under the EPA discharge licence. The EPA (2021) notes that Irish Water is increasing capacity of the WWTP in phases and in May 2024 granted a wastewater discharge licence for the wastewater treatment plant. As part of the licence an Appropriate Assessment determination was made by the EPA that discharges from the wastewater treatment plant will not have the potential, alone or in-combination with other plans or projects, to result in adverse effects to European Sites. The determination was based on the assessment set out in the Natura Impact Statement prepared for the wastewater discharge licence application and the licence conditions required to be implemented at the wastewater treatment plant.

It is also noted that the most recent Uisce Éireann AER (2023) for the wastewater treatment plant states the following:

- The primary discharge from the wastewater treatment plant does have an observable negative impact on the water quality in the near field of the discharge and in the Liffey and Tolka Estuaries.
- The primary discharge from the WWTP does not have an observable negative impact on the Water Framework Directive status in the Liffey Estuary.

- Other potential causes of deterioration in water quality relevant to this area are upstream riverine pollutants, combined sewer overflows, exfiltration from sewers and misconnections to surface water sewers in the large urban agglomeration.

The EPA produces annual reports on the treatment of urban wastewater from cities, towns and urban communities. The latest EPA 2024 report 'Urban Waste Water Treatment in 2024' identifies the priority areas where resources must be targeted, in order to protect the environment from the harmful effects of waste water and deliver environmental improvements where they are most needed. Based on the EPA's assessment of monitoring information provided by Uisce Éireann and the enforcement activities carried out by the EPA, this report identifies urban areas with the most important environmental issues that must be addressed. None of the urban areas in South Dublin is listed as a priority area however Ringsend WWTP is identified as a Priority Area where treatment must improve to resolve national environmental priorities (as of December 2025).

Considering the above, along with the current unpolluted status of Dublin Bay (see EPA Maps), it is concluded that future development facilitated by the Plan will not impact on the overall water quality status of Dublin Bay.

In light of the above, the discharge of wastewater generated by future development facilitated by the Plan will not have the potential to function as an impact pathway and result in adverse effects to the conservation objectives of the Dublin Bay European Sites.

7.3 EXAMINATION OF POTENTIAL IMPACTS RELATING TO MOBILE SPECIES DISTURBANCE

Mobile species pathways have been identified as having the potential to connect Variation Lands and Future Strategic Long-term Development Areas to a total of 8 no. SPAs. As listed in Table 6.1 above these include: Baldoyle Bay SPA; Dalkey Islands SPA; Howth Head SPA; Malahide Estuary SPA; North Bull Island SPA; Poulaphouca Reservoir SPA; South Dublin Bay & Tolka Estuary SPA; and Wicklow Mountains SPA.

In the event that these lands are identified as key ex-situ sites for special conservation interest bird species of these SPAs, the potential will exist for the loss of ex-situ habitat and disturbance to these species. The presence of species that are listed as special conservation interests of these SPAs have been recorded within and adjacent to these lands during recent ecological

assessments for project level planning applications in the vicinity of the Grand Canal and Grange Castle West (see for example Planning application Reference No.: SD24A/0087W). Findings from these assessments have concluded that the populations of bird species, that can be listed special conservation interest bird species of SPAs, are not associated with the populations of such species that are listed as special conservation interest bird species of the above listed SPAs.

Mitigation measures are set out in Section 8 that aim to ensure any future residential development in these Future Strategic Long-term Development does not result in a net loss of key ex-situ sites for special conservation interest bird species of the above listed SPAs.

Table 3: Potential for Ecological Effects to result in adverse effects to the Qualifying Features/Special Conservation Interests of European Sites

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation Water Emissions	Disturbance/Displacement
North Dublin Bay SAC			
Mudflats and sandflats not covered by seawater at low tide [1140]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The surface waterbodies draining the Plan Area discharges to mudflat habitats of this SAC. As per Sectioin 7.2 a tenuous impact pathway by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Annual vegetation of drift lines [1210]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Salicornia and other annuals colonising mud and sand [1310]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The surface waterbodies draining the Plan Area discharges to mudflat habitats of this SAC. As per Sectioin 7.2 a tenuous impact pathway by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The surface waterbodies draining the Plan Area discharges to mudflat habitats of this SAC. As per Sectioin 7.2 a tenuous impact pathway by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation Water Emissions	Disturbance/Displacement
Mediterranean salt meadows (Juncetalia maritimi) [1410]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The surface waterbodies draining the Plan Area discharges to mudflat habitats of this SAC. As per Sectioin 7.2 a tenuous impact pathway by virtue of drainage to surface waterbodies connects the Plan Area to this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Embryonic shifting dunes [2110]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to surface waterbodies will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to surface waterbodies will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Humid dune slacks [2190]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation Water Emissions	Disturbance/Displacement
		have the potential to undermine the status of this habitat.	
Petalophyllum ralfsii (Petalwort) [1395]	No. Rationale: No works or emissions associated with the Plan will result in the physical loss or fragmentation of habitat relied upon by this species.	No. Rationale: This species is not reliant on surface water bodies and its status is not influenced by lotic or estuarine water quality.	No. Any works facilitated by the implementation of the Plan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat locations supporting this species.
South Dublin Bay & Tolka Estuary SPA			
Wintering Waterbirds	Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Variation Lands and Future Strategic Long-term Development Areas of the Plan are not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, suitable habitat that could conceivably function as ex-situ sites for such species occur within these Areas. In the event that Variation Lands or Future Strategic Long-term Development Areas function as ex-situ sites future residential development in these areas could result in the loss of habitat for these species	Yes. Rationale: as per Section 7.2.	Yes. Rationale: : Whilst it is noted that, on the basis of current baseline information, the Variation Lands and Future Strategic Long-term Development Areas of the Plan are not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Plan could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.
Breeding Terns	No. Rationale: No works or emissions associated with the Plan will result in	Yes. Rationale: as per Section 7.2.	Yes. Rationale: : Whilst it is noted that, on the basis of current baseline information, the Plan Area is not relied upon by special conservation interest bird

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation Water Emissions	Disturbance/Displacement
	the physical loss or fragmentation of this habitat.		species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Plan could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.
North Bull Island SPA; Malahide Estuary SPA; Poulaphouca Reservoir SPA			
Wintering Waterbirds	Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Variation Lands and Future Strategic Long-term Development Areas of the Plan are not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, suitable habitat that could conceivably function as ex-situ sites for such species occur within these Areas. In the event that Variation Lands or Future Strategic Long-term Development Areas function as ex-situ sites future residential development in these areas could result in the loss of habitat for these species	Yes for North Bull Island SPA. Rational: as per Section 7.2. No for Malahide Estuary SPA & Poulaphouca Reservoir SPA. Rationale: These SPAs are not hydrologically connected to the Plan Area.	Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Variation Lands and Future Strategic Long-term Development Areas of the Plan are not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, suitable habitat that could conceivably function as ex-situ sites for such species occur within these Areas. In the event that Variation Lands or Future Strategic Long-term Development Areas function as ex-situ sites future residential development in these areas could result in the disturbance/displacement of these species from Variation Lands and/or Future Strategic Long-term Development Areas.
Howth Head SPA			

European Sites & Qualifying Features	**Habitat Loss & Fragmentation**	**Habitat Degradation** **Water Emissions**	**Disturbance/Displacement**
Kittiwake	No. Rationale: The habitats occurring within the Variation Lands and Future Strategic Long-term Development Areas do not provide suitable breeding habitat for Peregrine or Merlin.	No. Rationale: This SPA is not hydrologically connected to the Plan Area.	No. Rationale: Kittiwake do not rely on terrestrial and inland habitats such as those occurring at Variation Lands or Future Strategic Long-term Development Areas and will not interact with these Areas. As such this species will not be at risk of disturbance/displacement as a result of future development at these Areas.
Wicklow Mountains SPA			
Breeding Peregrine & Merlin	No. Rationale: The habitats occurring within the Variation Lands and Future Strategic Long-term Development Areas do not provide suitable breeding habitat for Peregrine or Merlin.	No. Rationale: This SPA is not hydrologically connected to the Plan Area.	No. Rationale: No Variation Lands or Future Strategic Long-term Development Areas occur within the foraging range of the Peregrine (i.e. 2km) or Merlin (i.e. 5km) populations of this SPA.
Dalkey Islands SPA			
Breeding Tern Species	No. Rationale: The habitats occurring within the Variation Lands or Future Strategic Long-term Development Areas do not provide suitable breeding habitat for Peregrine or Merlin.	No. Rationale: This SPA is not hydrologically connected to the Plan Area.	No. Rationale: Kittiwake do not rely on terrestrial and inland habitats such as those occurring at Variation Lands or Future Strategic Long-term Development Areas and will not interact with these Areas. As such this species will not be at risk of disturbance/displacement as a result of future development at these Areas.

7.4 SUMMARY OF IMPACT ASSESSMENT

The assessment provided in Section 7.1 and 7.2 above have identified the following European Sites as being at potential risk of adverse effects arising from the adoption of the Variation and the future development of residential infrastructure at Variation Lands or Future Strategic Long-term Development Areas:

North Dublin Bay SAC;

South Dublin Bay & Tolka Estuary SPA;

South Dublin Bay & Tolka Estuary SPA;

North Bull Island SPA;

Malahide Estuary SPA; and

Poulaphouca Reservoir SPA.

Whilst it is noted that the potential for adverse effect to arise in association with hydrological and mobile species pathways are tenuous and/or unsupported by current baseline knowledge a precautionary approach has been adopted whereby the mere possibility of an effect occurring has been identified. Section 8 below sets out the mitigation measures that will ensure that such conceivable effects are avoided.

7.5 IN-COMBINATION EFFECTS

This Section provides an outline of the potential cumulative effects of the Plan in-combination with other plans and projects. There is potential for a wide range of plans and project to combine with the Plan. Table 7.3 below provides a non-exhaustive list of the Plans and Projects that were identified as representing those most likely to combine with the Plan to result in potential cumulative effects. An assessment for potential cumulative effects to arise is provided for each of the Plans and Projects listed in Table 7.3.

Table 4: Assessment For Potential Cumulative Effects With Other Plans & Projects

Plan	Comment	Cumulative effects
National Planning Framework First Revision	National Planning Framework - Project Ireland 2040 is the government's long-term overarching strategy to make Ireland a better country for all of its people. Alongside the development of physical infrastructure, Project Ireland 2040 supports business and communities across all of Ireland in realising their potential. The National Development Plan and the National Planning Framework combine to form Project Ireland 2040. Development of infrastructure may have localised adverse impacts. Actions that may arise as a result of Project Ireland 2040 will be considered at a project level, which will ensure that any cumulative or in-combination impacts are addressed. Due to the high-level nature of this Plan, it is not possible to determine with confidence the likely impacts or mitigation measures required yet in detail.	A NIR was prepared for this plan and an Appropriate Assessment was completed. The Appropriate Assessment concluded that, subject to mitigation measures proposed in the NIR, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
River Basin Management Plan for Ireland 2024	Ireland's third River Basin Management Plan 2024 Key actions in the Plan include tighter controls on the use of fertilisers that impact water quality, a greater focus on compliance and enforcement with over 60 new staff at local level, and a target or 4,500 farm inspections per year. In addition, continued investment in wastewater infrastructure will see Uisce Éireann investing a multi-billion Euro budget over the period 2025-2029 to reduce impacts on water quality, a new national River Barriers Mitigation Programme will ramp up efforts to remove river-blocks that impact on species like salmon and lamprey swimming upstream to spawn, and a review of arterial drainage requirements and the underpinning Arterial Drainage Act will be undertaken in the context of land use.	A NIS was prepared for this plan and an Appropriate Assessment was completed. The Appropriate Assessment concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
Eastern and Midland Regional Economic and Spatial Strategy	The RSES provides a long-term, strategic development framework for the future physical, economic and social development of the Eastern and Midland Region. The Strategy provides the following: • Spatial Strategy – to manage future growth and ensure the	A NIS was prepared for this plan and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.

Plan	Comment	Cumulative effects
	creation of healthy and attractive places to live and work • Dublin Metropolitan Area Strategic Plan (MASP) – to ensure continued competitiveness of Dublin and a supply of strategic development for sustainable growth • Economic Strategy – that builds on our strengths to create a strong economy and jobs, that ensures a good living standard and economic opportunity for all • Climate Action Strategy – to accelerate action and ensure a clean and healthy environment, sustainable transport and green infrastructure. Investment Framework – to prioritise the delivery of infrastructure and enabling services by government and state agencies	
Catchment-based Flood Risk Assessment and Management (CFRAM) and Flood Risk Management Plans	These studies are required by The Floods Directive [2007/60/EC], which is being implemented in Ireland through the European Communities (Assessment and Management of Flood Risks) Regulations 2010 [S.I.122/2010]. Each FRMP is accompanied by an associated SEA Environmental Report and Natura Impact Statement.	A NIS was prepared for this plan and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
Greater Dublin Drainage Project	GDD represents the next major step in the development of wastewater infrastructure for Dublin and the surrounding counties. In July 2025, An Coimisiún Pleanála granted planning permission for this critical project. Once operational, the GDD Project will have the capacity to provide wastewater treatment for the equivalent of half a million people living and working in this area, which will in turn release capacity at the existing Ringsend Wastewater treatment plant. GDD is a key part of Uisce Éireann's investment in new wastewater infrastructure in Greater Dublin. The GDD Project will:	The Natura Impact Statement prepared for the Greater Dublin Drainage Project concludes that with the implementation of the mitigation measures the project will not result in direct, indirect or cumulative impacts which would have the potential to adversely affect the qualifying interests/special conservation interests of the Natura 2000 sites within the study area.

Plan	Comment	Cumulative effects
	• safeguard public health; • improve and protect the environment; • support the delivery of housing in North Dublin and parts of Kildare and Meath; • facilitate employment, social progress & economic growth in the wider Dublin region. As part of the Greater Dublin Drainage project, a new WWTP will be built at Clonshaugh that comprises a regional treatment plant, sludge hub center, and an orbital sewer system to manage wastewater for 500,000 people across the region. This will release capacity at the Ringsend WWTP.	
National 4th Biodiversity Action Plan 2023-2030	The National Biodiversity Action Plan 2023-2030 builds upon the achievements of the previous Plan. It will continue to implement actions within the framework of five strategic objectives, while addressing new and emerging issues: • Objective 1 - Adopt a Whole of Government, Whole of Society Approach to Biodiversity • Objective 2 - Meet Urgent Conservation and Restoration Needs • Objective 3 - Secure Nature's Contribution to People • Objective 4 - Enhance the Evidence Base for Action on Biodiversity • Objective 5 - Strengthen Ireland's Contribution to International Biodiversity Initiatives The Wildlife (Amendment) Act 2023 introduced a new public sector duty on biodiversity. The legislation provides that every public body, as listed in the Act, is obliged to have regard to the objectives and targets in the National Biodiversity Action Plan	The objectives of the plan to enhance biodiversity and the 2025 guidance for public bodies should be implemented in the Variation monitoring to facilitate positive cumulative impacts.
Transport Strategy for the Greater Dublin Area 2022- 2042	It sets out how transport will be developed across the region, covering Dublin, Meath, Wicklow and Kildare, over the period of the strategy and has	This plan was subject to full SEA and AA, and subject to all mitigation measures identified in same being applied and

Plan	Comment	Cumulative effects
	been approved by the Minister for Transport in accordance with the relevant legislation.	implement, no cumulative or in combination effects are identified.
South Dublin Climate Change Action Plan 2024 -2029	The South Dublin Climate Action Plan 2024-2029 - sets out the actions that South Dublin County Council is taking	The strategy has been through a Strategic Environmental Assessment and Appropriate Assessment. Subject to all mitigation measures identified in same being applied and implement, no cumulative or in combination effects are identified
Bus Connects	All 12 Core Bus Connects infrastructure projects have received planning permission from Coimisiún Pleanála (ACP). These include Lucan to City Centre, Liffey Valley to City Centre and Tallaght/Clondalkin to City Centre core bus schemes	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
LUAS extension to Finglas	Railway Order lodged with An Bord Pleanala by TII under Railway Order 2024 (Abp-321278-24) and	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
DART+ South West and DART +West	The DART+ South West project aims to increase train capacity to 23 trains per hour, and passenger capacity from 5,000 to 20,000. The DART +West benefits to extend DART network to Maynooth in Co Kildare will provide more indirect benefits to South Dublin. The new services will utilize electrical power, reducing the carbon footprint compared to the current diesel trains.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
DART + South West	An Bord Pleanála have approved the Railway Order application to extend the electrified DART network from Hazelhatch & Celbridge to Heuston Station and the South city via Phoenix Park Tunnel.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
Dublin City Development Plan 2022 -2028. Dún Laoghaire	The County or City Development Plan (CDP) provides the primary planning strategy document for the development of a local	A NIRs was prepared for this project and concluded that, subject to mitigation measures proposed in the NIRs, there will be no adverse

Plan	Comment	Cumulative effects
Rathdown County Development Plan 2022 -2028. Kildare County Development Plan 2022 -2028. Fingal County Development Plan 2023 -2029	authority area over the statutory time period of the plan.	effects to the integrity of any European Sites as a result of the implementation of this project.
Other Projects & Synchronous Development of Variation Lands	The potential will exist for residential development at individual Variation Lands under the lifetime of the current County Development Plan to combine with other projects, or indeed with residential developments in other Variation Lands.	With respect to potential emissions from any other construction sites that may be connected to Dublin Bay, it is noted that the works contractors for all planned or permitted developments will be obliged to ensure that measures are in place to protect water quality in compliance with legislative requirements for receiving water quality (European Communities Environmental Objectives (Surface Water) Regulations (S.I. 272 of 2009 and S.I. 77 of 2019). It is further noted that any other construction projects overlapping with the construction phase of project facilitated under the Variation will only be permitted where the Planning Authority has concluded that such projects do not pose a risk to European Sites or significant effects to the environment, including surface water quality. Standard measures will be required, as a minimum by the consenting authority for any other projects in the Plan Area.

8 MITIGATION MEASURES

The Plan has been prepared within the framework of the South Dublin County Development Plan 2022 – 2028 such that it aligns with the policies and objectives of the County Development Plan. As such all mitigatory policies and objectives identified in the South Dublin CDP 2022 - 2028 during the SEA and AA process of same, will provide the same safeguards to ensure the potential impacts arising from the implementation of the Plan will be avoided and/or mitigated to an insignificant level. Table 8.1 below, sets out the suite of mitigation measures to ensure the Plan does not give rise to significant environmental effects.

The key policies and objectives of the County Development Plan that will provide protection for European Sites in the zone of influence of the Plan are listed in Table 8.1 below.

Key measures to ensuring that the implementaiton of the Plan does not facilitate land use activities with potential to result in adverse effects to European Sites are those relating to water emissions and ex-situ sites for special conservation interest bird species of the South Dublin Bay & Tolka Estuary SPA; North Bull Island SPA; Malahide Estuary SPA; and Poulaphouca Reservoir SPA

As such, in addition to the protective policies and objectives of the County Development Plan as set out in Table 8.1 above, it will be a requirement of the Plan that any land use activities supported by it implement in full the approaches for water management at development sites as set out in the South Dublin County Council's "Sustainable Drainage Explanatory Design & Evaluation Guide (2022)"[3].

[3] **Available at:** **https://www.sdcc.ie/en/services/planning-building-control/planning-applications/water-and-drainage-considerations/sdcc-suds-design-and-evaluation-guide.pdf**

With respect to the potential for the presence of ex-situ sites for special conservation interest bird species of the above listed SPAs the following mitigation measures will be implemented as part of the Variation:

Table 8.1 SEA and AA Mitigation integrated to the Variation.

CS7 SLO2: Development on RES-N zoned lands at St. Edmundsbury, Lucan Road shall comply with the following: The development of a park within the Liffey Valley (zoning objective HA-LV) with enhanced recreational amenity and accessibility of the area while protecting the valley's biodiversity and enhancing the green infrastructure network shall be provided for in tandem with, or prior to, residential development of the adjoining Res-N zoned lands. The park shall include lands within the HA-LV zoning objective to the north and west of the Res-N zoned lands extending to the River Liffey, including to the north and west of St. Patrick's Hospital grounds, and including connections westwards to Lucan Village and Chapel Hill. A detailed proposal to achieve this shall be agreed with the planning authority in advance of submission of a planning application for residential development on the Res-N zoned lands. A masterplan for the lands 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 informed by and addressing, inter alia: An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, Retention and enhancement of the east-west hedgerow and tree line in the north of the site as recorded on 1st Edition OS maps, A Local landscape and historical character assessment, Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structures and their curtilage.
CS7 SLO3: Development on RES zoned lands at Finnstown Castle shall comply with the following: Development may not commence until Dart+ Southwest has commenced construction. 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. Through appropriate studies or otherwise and having regard to the cumulative development of the subject lands, remaining undeveloped lands in Adamstown SDZ and other RES-N zoned lands abutting Adamstown SDZ where applicable, planning applications for residential development on the subject lands shall be informed by and address, inter alia: Retention and enhancement of the hedgerow and tree line on the north-western boundary of the site as recorded on 1st Edition OS maps, A Social Infrastructure Audit and provision within development proposals to address any needs identified, A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, A Design Statement outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage, A Public Open Space Audit to inform proposals for public open space and recreational facilities, and Provision for direct active travel connections from the subject lands into Adamstown SDZ.
CS7 SLO4: Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following: Development may not commence until Dart+ Southwest has commenced construction. 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. 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 of the subject lands, remaining undeveloped lands in Adamstown SDZ and other RES-N zoned lands abutting Adamstown SDZ where applicable, the masterplan shall be informed by and address, inter alia: 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, A Social Infrastructure Audit and provision within development proposals to address any needs identified, A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact,

A Public Open Space Audit to inform proposals for public open space and recreational facilities, and 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.
CS7 SLO5: Development on RES-N zoned lands north of Tubber Lane shall comply with the following: Development may not commence until Dart+ Southwest has commenced construction. Development may not commence until Tobermaclugg Park, a phasing requirement of the Adamstown SDZ Planning Scheme, has commenced construction. 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. 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 of the subject lands, remaining undeveloped lands in Adamstown SDZ and other RES-N zoned lands abutting Adamstown SDZ where applicable, the masterplan shall be informed by and address, inter alia: Retention and enhancement of the north-south hedgerow as recorded on 1st Edition OS maps, unless required for wider movement needs, Maintenance of a 10m riparian buffer from any watercourse(s) on site, A Social Infrastructure Audit and provision within development proposals to address any needs identified, A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and A Public Open Space Audit to inform proposals for public open space and recreational facilities.
CS7 SLO6: Development on RES zoned lands on Edmondstown Road shall comply with the following: A local centre to serve the day-to-day needs of surrounding residents shall be provided unless otherwise agreed in writing by the planning authority. A Design Statement shall be prepared as part of a planning application for the subject lands outlining how the proposal responds to the setting and special

interest of the Protected Structure and its curtilage. Retention and enhancement of the existing hedgerows as recorded on 1st Edition OS mapping.
CS7 SLO8: Development on RES zoned lands between Elder Heath and Kiltipper Road shall comply with the following: A Transport and Traffic Assessment shall be carried out and submitted to the planning authority as part of a planning application for residential development on the subject lands, addressing access to and from the subject lands, measures to alleviate the impact of the proposed development on the surrounding road network, proposals to upgrade Kiltipper Road where necessary and active travel links from the subject lands to the surrounding area, and Existing hedgerows shall be retained insofar as possible within development proposals and the north-south hedgerow representing the townland boundary of Oldbawn-Killinarden shall be protected.
CS8 SLO2: Development on RES-N zoned lands at Citywest Hotel shall be in accordance with a masterplan for the lands to 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 informed by and addressing, inter alia: An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, and Provision for a direct active travel link through the subject lands between Mill Road and Garter Lane.

In addition to the above it is noted that the objectives provided under Policy NCBH5 of the County Development Plan, and particularly NCBH5 Objectives 2 already set out requirements for ecological impact assessment project sites that support or have the potential to support protected species or features of biodiversity importance, which will include bird species that can be listed as special conservation interest bird species of SPAs.

Table 5: SDCC CDP Environmental Safeguards for European Sites

Policy	Text
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
Policy NCBH2: Biodiversity	Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.
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.
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.
Policy NCBH5: Protection of Habitats and Species Outside	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.

Policy	Text
of Designated Areas	
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.
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)
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.
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

Policy	Text
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.
Chapter 4	
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.
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).
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

Policy	**Text**
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.
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.
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.
Chapter 11	
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.

Policy	**Text**
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.
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.
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.
Policy IE5: Information and Communications Technology (ICT)	Promote and facilitate the sustainable development of a high-quality ICT network throughout the County in order to achieve social and economic development, whilst protecting the amenities of urban and rural areas.

Policy	**Text**
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.
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.

8.1 RESPONSIBILITY FOR IMPLEMENTING MITIGATION MEASURES

The responsibility for implementing Policies and Objectives relevant to the new residential land use zonings proposed by Variation No. 2 lies with the relevant departments of South Dublin County Council. Departments seeking to implement land use actions proposed by the Plan are obliged to ensure that the implementation of these actions are consistent with the Objectives and requirements of the environmental safeguards of the CDP as listed in Section 8.0 above. It is a statutory requirement for a competent authority (e.g. South Dublin County Council) to carry out screening for appropriate assessment for all land use projects and all future project facilitated by the Variation will be assessed for their potential to result in likely significant effects to European Sites. However, where the potential for likely significant effects to occur are identified, adverse effects to European Sites derived from such proposals will not arise given the full implementation of the guidelines, Policies and Objectives of the CDP and the Variation, as listed in Section 8.0 above.

8.2 MONITORING OF MITIGATION MEASURES

Whilst there is no legal requirement to monitor the outputs of the AA process, there is an obligation to monitor the implementation of the CDP through the E.C. SEA Directive as implemented in Ireland. Contingency measures may have to be applied if there is evidence that Objectives cannot be implemented successfully. The *European Communities (Environmental Liability) Regulations 2008* will also apply in the event of any environmental damage to habitats and species both within and outside of the European sites.

9 CONCLUSION

This NIR has reviewed the potential impacts arising from the Plan and found that, without the implementation of mitigation measures, the Plan will have the potential to impact upon the Conservation Objectives of five European Sites and their relevant qualifying features that occur within the zone of influence of the Plan.

The potential impacts that could negatively affect these European Sites have been outlined in Section 7 this NIR. These potential impacts relate to water emissions from land use activities facilitated by the Plan and the potential for loss of and disturbance to ex-situ sites for special conservation interests of SPAs. Section 8 outlines the environmental safeguards within the South Dublin City County Development Plan and that form part of Variation No. 2 as well as best practice guidelines that will be applied for all land use activities supported by the Variation. The purpose of these safeguards is to eliminate potential adverse effects to European Sites arising from future land use activities support and facilitated by the Plan.

The mitigation measures outlined in Section 8 of this NIR will protect European Sites from potential adverse impacts. The measures and requirements of the South Dublin CDP that aim to protect European Sites provide a basis for eliminating or minimising to an insignificant level potential adverse land use effects that could arise from any future land use activities that may be facilitated by the Plan. These objectives along with the additional safeguards within the Variation and the best practice guidelines to be implemented as part of all future land use activities will provide a basis for ensuring any future land use facilitated by the Plan will not be supported where they present a risk of unavoidable/un-mitigatable adverse effects to European Sites.

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APPENDIX 1: EUROPEAN SITES BASELINE INFORMATION

SPA					
Site Code	**Site Name**	**Distance (km)**	**Qualifying Interests**	**Catchment**	**Sub-Catchments**
004024	South Dublin Bay and River Tolka Estuary SPA	3.83	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Ringed Plover (Charadrius hiaticula) [A137] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Black-headed Gull (Chroicocephalus ridibundus) [A179] Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194] Wetland and Waterbirds [A999]	Liffey & Dublin Bay	Mayne_SC_010 Tolka_SC_020 Dodder_SC_010

SPA					
Site Code	**Site Name**	**Distance (km)**	**Qualifying Interests**	**Catchment**	**Sub-Catchments**
004006	North Bull Island SPA	6.84	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Shoveler (Anas clypeata) [A056] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Curlew (Numenius arquata) [A160] Redshank (Tringa totanus) [A162] Turnstone (Arenaria interpres) [A169] Black-headed Gull (Chroicocephalus ridibundus) [A179] Wetland and Waterbirds [A999]	Liffey & Dublin Bay	Mayne_SC_010
004016	Baldoyle Bay	10.57	Light-bellied Brent Goose (Branta bernicla hrota) [A046]Shelduck (Tadorna tadorna) [A048]Ringed Plover (Charadrius hiaticula) [A137]Golden Plover (Pluvialis apricaria) [A140]Grey Plover (Pluvialis squatarola) [A141]Bar-tailed Godwit (Limosa lapponica) [A157]Wetland and Waterbirds [A999]	Liffey & Dublin Bay	Mayne_SC_010

SPA					
Site Code	**Site Name**	**Distance (km)**	**Qualifying Interests**	**Catchment**	**Sub-Catchments**
004025	Malahide Estuary	11.27	Great Crested Grebe (Podiceps cristatus) [A005] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Pintail (Anas acuta) [A054] Goldeneye (Bucephala clangula) [A067] Red-breasted Merganser (Mergus serrator) [A069] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Wetland and Waterbirds [A999]	Nanny-Devlin	Mayne_SC_011 Broadmeadow_SC_010 Ballough_SC_010
004117	Ireland's Eye	14.49	Cormorant (Phalacrocorax carbo) [A017] Herring Gull (Larus argentatus) [A184] Kittiwake (Rissa tridactyla) [A188] Guillemot (Uria aalge) [A199] Razorbill (Alca torda) [A200]	Liffey & Dublin Bay	Mayne_SC_011
004113	Howth Head Coast SPA	15.14	Kittiwake (Rissa tridactyla) [A188]	Liffey & Dublin Bay	Mayne_SC_010
004172	Dalkey Islands SPA	16.11	Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194]	Liffey & Dublin Bay	Dodder_SC_010

SAC					
Site Code	**Site Name**	**Distance (km)**	**Qualifying Interests**	**Catchment**	**Sub-Catchments**
000210	South Dublin Bay SAC	6.06	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]	Liffey & Dublin Bay	Dodder_SC_010
000206	North Dublin Bay SAC	6.85	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalophyllum ralfsii (Petalwort) [1395]	Liffey & Dublin Bay	Mayne_SC_010

SAC					
Site Code	**Site Name**	**Distance (km)**	**Qualifying Interests**	**Catchment**	**Sub-Catchments**
000199	Baldoyle Bay	10.12	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410]	Liffey & Dublin Bay	Mayne_SC_010
000205	Malahide Estuary	11.26	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Nanny-Devlin	Mayne_SC_011 Broadmeadow_SC_010 Ballough_SC_010
000202	Howth Head SAC	12.33	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]	Liffey & Dublin Bay	Mayne_SC_010
003000	Rockabill to Dalkey Island SAC	12.91	Reefs [1170] Phocoena phocoena (Harbour Porpoise) [1351]	Liffey & Dublin Bay	Mayne_SC_010 Dodder_SC_010

SAC					
Site Code	**Site Name**	**Distance (km)**	**Qualifying Interests**	**Catchment**	**Sub-Catchments**
002193	Ireland's Eye	14.7	Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Liffey & Dublin Bay	Mayne_SC_011
000208	Rogerstown Estuary	14.94	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Nanny-Devlin	Ballough_SC_010 Palmerstown_SC_010

APPENDIX 2: SCREENING OF MATERIAL AMENDMENTS TO THE PROPOSED VARIATION

1 INTRODUCTION

Doherty Environmental Consultants (DEC) Ltd have been appointed by South Dublin County Council to prepare a Screening Report for Appropriate Assessment for the proposed material alterations and amendments to the Proposed Variation No .2 South Dublin County Development Plan 2022 -2028. Following public consultation, several proposed changes have been made to the Proposed Variation No 2 and the purpose of this Screening Report for Appropriate Assessment is to determine if the proposed material alterations are assessed as giving rise to likely significant effects to European Sites.

The AA Screening evaluation, along with the SEA Screening evaluation, of the Proposed Material alterations and amendments to the South Dublin CDP 2022 2028 are provided in the accompanying report.

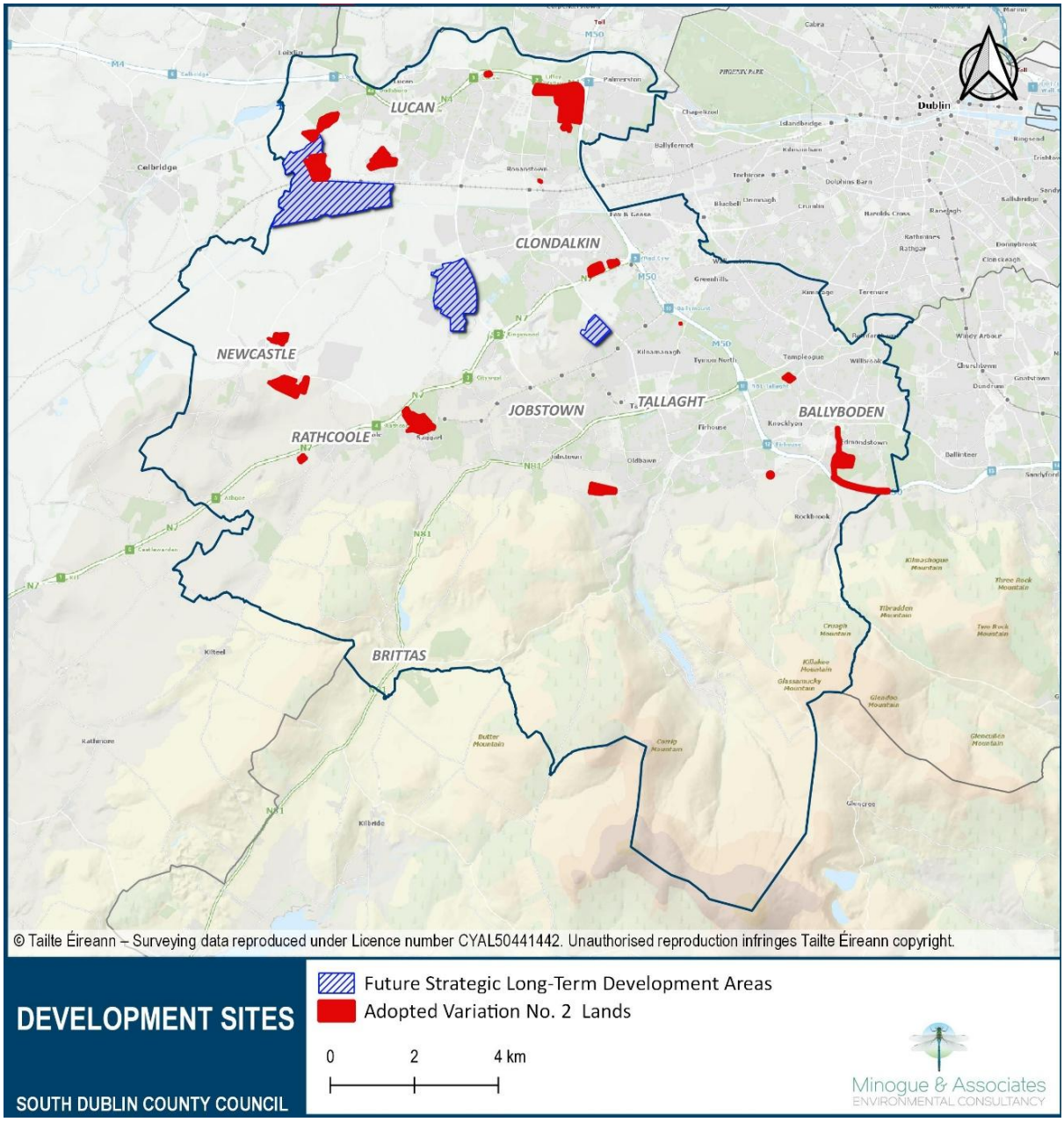
1.1 APPROPRIATE ASSESSMENT SCREENING

The material alterations to the proposed Variation No. 2 has been screened under the requirement for Appropriate Assessment in accordance with Article 6(3) of the Habitats Directive and the Habitat Regulations.

Figure 1 below indicates the location of all Variation Lands that accompanied the Material Alteration phase of the Plan's evolution. Figure 1 represents the location and extent of the Variation Lands that have been carried forward to the final Adopted Plan.

The changes set out as part of the Material Alterations, that have arisen from consultation relating to the Proposed Variation No 2, do not in and of themselves, generate new or alternative landuse effects beyond those already assessed through the NIR assessment process to date. Any projects that may arise in the future associated with the Proposed Variation No 2 will be subject to the requirements of the relevant national planning procedures and be consistent with existing frameworks, as appropriate, all of which have been subject to NIR and developed in accordance with the principles of sustainability. In order to be realised, potential projects or proposals arising from the Proposed Variation No 2 and the changes as assessed in Section 2 of this Appropriate Assessment Screening, will have to comply, as relevant, with various legislation, policies, plans and programmes (including requirements for lower-tier Appropriate Assessment, Environmental Impact Assessment and

Table 1: Location & Extent of Variation Lands



other licencing requirements as appropriate) that form the statutory decisionmaking and consent granting framework.

Following on from this Screening Report for Appropriate Assessment, South Dublin County Council will provide notice to the specified environmental authorities that implementation of the changes to the Proposed Variation No 2 to the South Dublin CDP 2022-2028 would not be likely to have significant effects to European Sites.

2 MATERIAL ALTERATIONS – ASSESSMENT TABLES

Cumulative Impacts	The proposed material alterations include the removal of 4 of the proposed amendment (rezoning) sites (Amendment No. 3 -Finnstown Castle, Amendment No. 6- St Edmundsbury, Amendment No. 11 Coldcut and Amendment No. 19 Newcastle). These alterations mean that the zoning of these sites will retain the current zoning as shown in the South Dublin County Development Plan 2022-2028. The alterations also include the proposed rezoning of two new sites for residential use at Cornerpark, Newcastle (Haughton's Field) and at Elmcastle Courtand additional of two lands the result is a reduction in the overall area of lands proposed for rezoning at county scale.=from 156 to 127,8ha. Certain alterations have included for enhanced environmental protection via measures to survey and retain ecological features, lighitng design in line with good practice and for other sites the requirement for masterplanning and commitments to public transport developments in advance of any development. The final SEA ER and AA will provide a commentary on the lands for rezoning in terms of each sub catchment to provide greater clarity in terms of potential surface water run off. However it is noted that existing provisions of the South Dublin CDP 2022 –2028 require greenfield run off rates under Section 12.11.1 Water Management as follows: "(ii) Surface Water Development proposals should provide suitable drainage measures in compliance with the South Dublin County Council's Sustainable

	Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, 2022. The maximum permitted surface water outflow from any new development should not exceed the existing situation, and on greenfield lands, that of a greenfield site before any development took place; All new development must take account of the 'precautionary principle' in relation to climate change;

	Development proposals should not give rise to the pollution of ground or surface waters either during construction phases or subsequent operation. This will be achieved through adherence to best practice in the design, installation and management of systems for the interception, collection and appropriate disposal or treatment of all surface water and effluents. And related policies including: Policy GI3: Sustainable Water Management and Policy Policy GI4: Sustainable Drainage Systems. Based on the above and considering the proposed material alterations below, subject to full adherence and implementation of the existing environmental protection measures of the South Dublin CDP 2022 –2028 and those mitigation measures already provided for through the SEA and AA process of the Proposed Variation No 2 no cumulative impacts are identified as strategic scale.

MA1.1
Amendment Ref. No. 1 Ballynakelly, Newcastle (Book of Mapping) **Amendment Ref. No. 51 (Written Statement)**

Section(s)	Page(s)
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	74-76

To amend CS9 SLO5 in Variation No. 2, Amendment No. 1 Ballynakelly as follows:

CS9 SLO5:

Development on RES-N zoned land south of Ballynakelly shall be in accordance with a masterplan for the lands to be prepared by the planning authority or in consultation with, and approved by, the planning authority **and noted by the relevant area committee** in advance of the submission of a planning application for residential development which provides for, inter alia:

1.Delivery of a public park of a minimum of 2 hectares in tandem with, or prior to, development of the site,

2.Reservation of a secondary school site of 3 hectares unless otherwise agreed in writing by the planning authority having regard to the requirements of the Department of Education and Youth,

3.Active travel connections to the existing Taobh Chnoic Park and land to the east, and

4.Use of the existing unfinished structure on site in an early phase of development in a sustainable manner which is compatible with neighbouring residential uses, **with consideration given to the facilitation of uses such as sports / community space where feasible.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA1.2	
Amendment Ref. No. 1 Ballynakelly (Book of Maps) **Amendment Ref. No. 51 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	74-76

To include CS9 SLO7 in Variation No. 2, Amendment No. 1 Ballynakelly as follows: **CS9 SLO7:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	Material alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA2.1

Amendment Ref. No. 2 Adamstown SDZ West (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To amend CS7 SLO4 in Variation No. 2, Amendment No. 2 Adamstown SDZ West as follows:

CS7 SLO4:

Development on RES-N zoned lands to the west of Adamstown SDZ shall comply with the following:

1. **No significant residential development other than infrastructure necessary to facilitate the delivery of strategic transport infrastructure shall commence until DART+ Southwest, or an equivalent rail service, is operational.**
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:

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, interventions in or adjacent to the woodland should be informed by EcIA and SDCC will support the maintenance of such habitat as a refuge for wildlife,

b. A Social Infrastructure Audit and provision within development proposals to address any needs identified,

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, ~~and~~

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.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	Material alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA2.2	
Amendment Ref. No. 2 Adamstown SDZ West (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 2 Adamstown SDZ West as follows:	

CS7 SLO13: **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA3.1

Amendment Ref. No. 3 Finnstown Castle (Book of Maps)
To omit Amendment Ref. No. 3 (See Book of Maps)

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA4.1	
Amendment Ref. No. 4 Tubber Lane North (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To amend CS7 SLO5 in Variation No. 2, Amendment No. 4 Tubber Lane North as follows:

CS7 SLO5:

Development on RES-N zoned lands north of Tubber Lane shall comply with the following:

1. Development may not commence until Dart+ Southwest has commenced construction **or an equivalent rail service to the Dart+SW is operational, as may be relevant.**
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:

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,**

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, ~~b~~ d.** Ensure compliance with G13 (Riparian Corridors) in relation to any watercourses on site,

~~c~~ **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, ~~d~~ f.** A Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, ~~and~~ **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,**

~~e~~ **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**

h. Ensure adequate educational capacity for sites adjacent to Adamstown are catered for, in consultation with the Department of Education and Youth.

SEA Input	These amendments strengthen overall environmental protection for biodiversity. This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	The Material Alteration sets out further procedures for environment assessment and protection. The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA4.2	
Amendment Ref. No. 4 Tubber Lane North (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To include CS7 SLO13 in Variation No. 2, Amendment No. 4 Tubber Lane North as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA5.1	
Amendment Ref. No. 5 Citywest (Book of Maps) **Amendment Ref. No. 51 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	73-74
To amend CS8 SLO2 in Variation No. 2, Amendment No. 5 Citywest as follows:	

CS8 SLO2:

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 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:

~~1~~ **a.** An Ecological Impact Assessment to ascertain usage of the site and surrounding lands by mobile species, **ECIAs 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,

~~2~~ **c.** Transport and Traffic Assessment detailing the impact of the proposed development and measures to alleviate its impact, ~~and~~

~~3~~ **d.** Provision for a direct active travel link through the subject lands between Mill

Road and Garter Lane,

e. A site-specific FRA addressing both the ornamental surface water features within the site and the un modelled watercourse to the south,

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

g. Provision for a community centre / sports hall of approximately 1500sqm, or as agreed with the Planning Authority.

SEA Input	These amendments strengthen overall environmental protection for biodiversity and water resources. This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration sets out further procedures for environment assessment and protection. The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No.2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA5.2	
Amendment Ref. No. 5 Citywest (Book of Maps) **Amendment Ref. No. 51 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	73-74

To include CS8 SLO3 in Variation No. 2, Amendment No. 5 Citywest as follows: **CS8 SLO3:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	Material alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA6.1	
Amendment Ref. No. 6 St. Edmundsbury (Book of Maps)	
To omit Amendment Ref. No. 6 (See Book of Maps)	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	Material alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not
	have the potential to result in likely significant effects to European Sites.

MA7.1	
Amendment Ref. No. 7 Edmondstown Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To amend CS7 SLO6 in Variation No. 2, Amendment No. 7 Edmondstown Road as follows: CS7 SLO6: Development on the RES zoned lands on Edmondstown Road shall comply with the following: a. A local centre to serve the day-to-day needs of surrounding residents shall be provided unless otherwise agreed in writing by the planning authority, b. A Design Statement shall be prepared as part of a planning application for the subject lands outlining how the proposal responds to the setting and special interest of the Protected Structure and its curtilage, c. Retention and enhancement of the existing hedgerows as recorded on 1st	

Edition OS mapping insofar as possible within development proposals, d. **Any road upgrades required to facilitate public transport to serve proposed residential development on these lands shall be delivered to provide for public transport improvements in advance of occupation of any units and measures to ensure the extension of public transport to this area and further north as far as the lands south of the M50 agreed with the NTA.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process, noting future public transport extension measures to be agreed in the future with the NTA. Therefore, this is screened out for SEA
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not
	have the potential to result in likely significant effects to European Sites.

MA7.2	
Amendment Ref. No. 7 Edmondstown Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO10 in Variation No. 2, Amendment No. 7 Edmondstown Road as follows: **CS7 SLO10:** **To ensure that any future development has regard to the boundary with and protection of the amenity and function of Edmondstown Golf Course.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process, noting future public transport extension measures to be agreed in the future with the NTA. Therefore, this is screened out for SEA
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA7.3	
Amendment Ref. No. 7 Edmondstown Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

TTo include CS7 SLO13 in Variation No. 2, Amendment No. 7 Edmondstown Road as follows:
CS7 SLO13: **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA8.1	
Amendment Ref. No. 8 Kiltipper Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 8 Kiltipper Road as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process.
	Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA9.1	
Amendment Ref. No. 9 Knockmeenagh Framework Site (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To amend CS7 SLO7 in Variation No. 2, Amendment No. 9 Knockmeenagh Framework Site as follows: CS7 SLO7: A phasing and delivery plan for the REGEN zoned lands between the N7 and Knockmeenagh Lane shall be prepared by the planning authority or in consultation with, and approved by, the planning authority in advance of a planning application for development on the subject lands. It shall be integrated with adjoining land uses, deliver on the parameters of the Knockmeenagh Framework site in the Clondalkin Local Planning Framework, **including an evidence based investigation of the potential for delivery of an all weather pitch on the lands in addition to the Artificial Grass Pitch Programme,** and include a transport and movement plan, in liaison with TII, NTA and landowners **and agreement with TII and the NTA**.	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process noting the potential subject to evidence base research for all weather pitch. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2 As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA9.2

Amendment Ref. No. 9 Knockmeenagh Framework Site (Book of Maps)

Amendment Ref. No. 50 (Written Statement)

Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To include CS7 SLO13 in Variation No. 2, Amendment No. 9 Knockmeenagh Framework Site as follows:

CS7 SLO13:

No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA10.1	
Amendment Ref. No. 10 Stonewall (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To include CS7 SLO13 in Variation No. 2, Amendment No. 10 Stonewall as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall**
otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA11.1	
Amendment Ref. No. 11 Coldcut (Book of Maps)	
To omit Amendment Ref. No. 11 (See Book of Maps)	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA12.1	
Amendment Ref. No. 12 Cherryfield (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 12 Cherryfield as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA13.1	
Amendment Ref. No. 13 Rathcoole (Book of Maps) **Amendment Ref. No. 51 (Written Statement)**	
Section(s)	**Page(s)**

Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	76-77

To include CS10 SLO3 in Variation No. 2, Amendment No. 13 Rathcoole as follows:

CS10 SLO3:

No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA14.1	
Amendment Ref. No. 14 Foxhunter (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To add CS7 SLO12 in Variation No. 2, Amendment No. 14 Foxhunter as follows: **CS7 SLO12:** **To ensure that any planning application on these lands adequately addresses vehicular access from the existing road network having regard to the need to protect the residential amenity of the adjoining area and safeguard the function of the national road network.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process and strengthens consideration of residential amenity. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA14.2	
Amendment Ref. No. 14 Foxhunter (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO13 in Variation No. 2, Amendment No. 14 Foxhunter as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA15.1	
Amendment Ref. No. 15 Ninth Lock Road (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72

To include CS7 SLO13 in Variation No. 2, Amendment No. 15 Ninth Lock Road as follows: **CS7 SLO13:** **No bulk purchases of residential units developed on these lands shall be permitted, with the exception of acquisitions by the County Council or AHBs for the purposes of meeting its statutory housing functions. Residential units shall otherwise be sold only to individual private purchasers, and this requirement shall be included as a condition of any planning permission granted.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

Material Alteration MA16.1

MA16.1	
Amendment Ref. No. 16 Liffey Valley MRC (Book of Maps) **Amendment Ref. No. 50 (Written Statement)**	
Section(s)	**Page(s)**
Section 2.7.1 Dublin City and Suburbs	72
To include CS7 SLO10 in Variation No. 2, Amendment No. 16 Liffey Valley MRC as follows: **CS7 SLO10:** **a. Development on these lands shall have regard to the requirements of the Department of Education and Youth any planning application on this site shall be accompanied by evidence that sufficient primary and secondary school capacity is available in the wider area to serve existing and proposed development.** **b. Ensure that future masterplans and development proposals for residential development within Liffey Valley MRC maximises opportunities for basement or undercroft car parking provision where feasible, to minimise the extent of surface-level parking and maximise the availability of land for public open**	

space, community facilities, active travel infrastructure, landscaping, biodiversity measures and high-quality public realm. **c. Residential development on these lands shall include the provision of a multi-purpose community centre unless otherwise agreed by the Planning Authority.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA17.1
Amendment Ref. No. 17 Adamstown South and West (Outer) (Book of Maps)

Amendment Ref. No. 42 (Written Statement)	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48

To include a new Specific Local Objective for the Adamstown South and West (Outer) SDA lands (**CS3 SLO3**) as follows:

CS3 SLO3:

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.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not

	have the potential to result in likely significant effects to European Sites.

MA17.2	
Amendment Ref. No. 17 Adamstown South and West (Outer) (Book of Maps) **Amendment Ref. No. 42 (Written Statement)**	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48

To include a new Specific Local Objective for the Adamstown South and West (Outer) SDA lands (**CS3 SLO4**) as follows: **CS3 SLO4:** **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.**	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA18.1	
Amendment Ref. No. 18 Grange Castle (Book of Maps)	
Amendment Ref. No. 42 (Written Statement)	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48

To amend CS3 SLO2 in Variation No. 2, Amendment No. 18 Grange Castle as follows:

CS3 SLO2:

To carry out a study of the lands at Grange Castle / R136 to identify 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.'

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Amendment sets out a requirement for the completion of feasibility study. Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA19.1
Amendment Ref. No. 19 Newlands (Book of Maps)
To omit Amendment Ref. No. 19 (See Book of Maps)

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process.Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA65.1
Amendment Ref. No. N/A (See Book of Maps)

Section(s)	Page(s)
Section 2.7.2 Self-Sustaining Growth Towns / Self-Sustaining Town	76
To rezone lands at Cornerpark (Haughans Field), Newcastle from Rural (RU) to New Residential (RES-N) and include a new Specific Local Objective (CS9 SLO6) as follows: **CS9 SLO6:** **No development shall commence until a masterplan has been agreed with the planning authority showing how approximately 2 ha maximum of land within the RES zoning will be integrated as part of housing development to deliver a sports centre / facility for local sports club including pitch, clubhouse and training pitches.**	

SEA Input	Note the SEA commentary on this land identified potential conflicts with inter alia, Material assets SEOs and loss of limited hedgerow network amongst others. The additional material alteration for a masterplan to be prepared will facilitate the embedding of existing key environmental protection measures in the South Dublin CDP 2022 –2028 already referenced in the SEA ER and as set out below in the AA response and NIR of the Proposed Variation No 2. Therefore, this is screened out for SEA.
AA Input	The lands at Cornerpark are representative of improved agricultural grassland with hedgerow field boundaries. No watercourses as mapped by the EPA occur within or bounding the Cornerpark site. The nearest watercourse, as mapped by the EPA, is located approximately 450m to the southeast of the site. The Cornerpark Site is located within the River Liffey surface water catchment area. Future surface water and wastewater infrastructure, provided as part of any future residential development project at this site, will presumably drain surface water and wastewater respectively to the receiving watercourses discharging to the River Liffey and to the municipal wastewater treatment plant at Ringsend. As such, any conceivable surface water pathway to European Sites at Dublin Bay arising from the Cornerpark Site will be the same as that examined in Section 7.2 of the NIR. Section 7.2 of the NIR notes that the surface water pathway connecting the Plan Area, as well as the now included Cornerpark Site, to Dublin Bay will represent a tenuous impact pathway and is unlikely to function as a vector for contaminants with potential to result in perceptible impacts to water quality and European Sites at Dublin Bay.

	Any conceivable wastewater pathway to European Sites at Dublin Bay arising from the Plan Area, as well as the now included Cornerpark Site, will be the same as that examined in Section 7.2.1 of the NIR. Section 7.2.1 of the NIR found that the discharge of wastewater generated by future development facilitated by the Plan to the Ringsend wastewater treatment plant will not have the potential to function as an impact pathway and result in adverse effects to the conservation objectives of the Dublin Bay European Sites. In view of the above it can be concluded that the inclusion of the Cornerpark Site does not trigger any additional potential impacts, over and above those already considered as part of the NIR. It is further noted in the NIR, that notwithstanding the tenuous impact pathway connecting Proposed Variation Lands, including the Cornerpark Site, to European Sites, mitigation measures are set out in Section 8 of the NIR and the implementation of these mitigation measures will provide protection for European Sites occurring downstream of the Plan Area (including downstream of the Cornerpark Site). Given that the inclusion of Cornerpark Site does not trigger any additional effects, over and above those already considered as part of the NIR, that all mitigation measures set out in the NIR will be applicable to the Cornerpark Site, as well as all other Proposed Variation Lands, it is concluded that the examination of impacts and mitigation measures set out in the NIR are entirely applicable to the Cornerpark Site and no further consideration of impact or new mitigation measures are required to ensure that inclusion of the Cornerpark Site does not trigger impacts to European Sites.

MA66.1
Amendment Ref. No. N/A (See Book of Maps)

To rezone lands adjacent to 21 Elmcastle Court, Kilnamanagh from Objective Open Space (OS) to Residential (RES).

SEA Input	Note the SEA commentary on these lands stated that at strategic scale, this submission represents a very small potentially infill site for potential residential development. It is not identified as generating any significant potential adverse effects at strategic scale and existing environmental protection measures in the South Dublin CDP 2022 –2028 will apply. Therefore is screened out for SEA.
AA Input	The lands at Elmcastle Court are representative of amenity grassland. No watercourses as mapped by the EPA occur within or bounding the Elmcastle Court. The nearest watercourse, as mapped by the EPA, is located approximately 650m to the southeast of the site. The Elmcastle Court Site is located within the River Liffey surface water catchment area. Future surface water and wastewater infrastructure, provided as part of any future residential development project at this site, will presumably drain surface water and wastewater respectively to the receiving watercourses discharging to the River Liffey and to the municipal wastewater treatment plant at Ringsend. As such any conceivable surface water pathway to European Sites at Dublin Bay arising from the Elmcastle Court Site will be the same as that examined in Section 7.2 of the NIR. Section 7.2 of the NIR notes that the surface water pathway connecting the Plan Area, as well as the now included Elmcastle Court Site, to Dublin Bay will represent a tenuous impact pathway and is unlikely to function as a vector for contaminants with potential to result in perceptible impacts to water quality and European Sites at Dublin Bay. Any conceivable wastewater pathway to European Sites at Dublin Bay arising from the Plan Area, as well as the now included Elmcastle Court Site, will be the same as that examined in Section 7.2.1 of the NIR. Section 7.2.1 of the NIR found that the discharge of wastewater generated by future

	development facilitated by the Plan to the Ringsends wastewater treatment plant will not have the potential to function as an impact pathway and result in adverse effects to the conservation objectives of the Dublin Bay European Sites. In view of the above it can be concluded that the inclusion of the Elmcastle Court Site does not trigger any additional potential impacts, over and above those already considered as part of the NIR. It is further noted in the NIR, that notwithstanding the tenuous impact pathway connecting Proposed Variation Lands, including the Elmcastle Court Site, to European Sites, mitigation measures are set out in Section 8 of the NIR and the implementation of these mitigation measures will provide protection for European Sites occurring downstream of the Plan Area (including downstream of the Elmcastle Court Site). Given that the inclusion of Elmcastle Court Site does not trigger any additional effects, over and above those already considered as part of the NIR, that all mitigation measures set out in the NIR will be applicable to the Elmcastle Court Site, as well as all other Proposed Variation Lands, it is concluded that the examination of impacts and mitigation measures set out in the NIR are entirely applicable to the from the Plan Area, which includes the Elmcastle Court Site, and no further consideration of impact or new mitigation measures are required to ensure that inclusion of the Elmcastle Court Site does not trigger impacts to European Sites.

MA22.1	
Amendment Ref. No. 22 (Written Statement)	
Section(s)	**Page(s)**

Section 7.7.2	277-279

To amend Table 7.5 in Variation No. 2, as follows:

Road	**Description**	**Function**
Edmondstown Road Upgrade	Upgrade of existing road.	To enhance pedestrian, cycling and public transport facilities and access to new**ly developed** residential lands.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA29.1

Amendment Ref. No. 29 (Written Statement)	
Section(s)	**Page(s)**
Section 2.2 Executive Summary	28

To amend text in Section 2.2, as follows:

This Core Strategy and Settlement Strategy quantitatively demonstrates how much land is required to meet the residential and employment needs of a growing population up to 2028. To provide for the level of growth envisaged when the Plan was adopted in 2022 and the increased housing growth requirements set out in National policy in 2025, a need for 19,570 new homes between 2022 to 2028 within the County has been identified.

Taking account of completed units between 2022 and Q3 2025 (7,931 units) there is an overall requirement of 11,699 new homes between 2025 and 2028 set by the NPF Implementation: Housing Growth Requirements Guidelines.

A Settlement Capacity Audit, including infrastructure, planning and deliverability analysis, was carried out by the Planning Authority on existing zoned lands. There is a total of 838 hectares of land capacity in the County with the potential for 57,106 dwellings. Of this, it is estimated that 282 hectares with potential for 21,695 dwellings is long-term zoned potential deliverable primarily beyond 2040 and it is estimated that there is 556 hectares of zoned land capacity with potential for 35,411 dwellings deliverable over the current and subsequent Development Plan periods.

> The SCA forecasts that of the current zoned land capacity, 9,613 new dwellings on approximately 160 hectares of land could be delivered to the end of 2028 on a business-as-usual model. This equates to an anticipated shortfall of 2,000 dwellings to the 2028 baseline housing growth requirements in the NPF Implementation: Housing Growth Requirements Guidelines.

The NPF Implementation: Housing Growth Requirements Guidelines provide for 'additional provision' of u to 50% additional lands above the baseline housing growth requirements to allow for flexibility in the delivery of lands. Taking the requirement of 11,699 dwellings and the maximum additional provision (5,850 dwellings), the Plan can provide for 17,549 dwellings to 2028.

Considering the forecast housing supply and the baseline housing target including the maximum additional provision, the SCA identified the potential to zone additional lands with equivalent capacity for approx. 7,900 units.

Therefore, additional zoned land capacity of **approx. 127.8** ~~165~~ hectares with the potential capacity for **approx 5,649** ~~7,324~~ new dwellings has been identified and incorporated into the Core Strategy as part of Variation No. 2, to accommodate the identified 2,000-unit shortfall and build-in up to 50% additional provision.

With maximum additional provision built-in, the enhanced land capacity sufficient to accommodate approx. **15,262** ~~16,937~~ new homes between 2025 and 2028

should provide sufficient additional and alternative zoned lands to achieve the baseline housing growth requirement. The Core Strategy (Table 11) demonstrates how this target can be met up to 2028 taking into consideration units under construction. It has been developed by applying a four-step approach to the identification and assessment of lands capable of meeting this housing requirement.	
SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA32.1	
Amendment Ref. No. 32 (Written Statement)	
Section(s)	**Page(s)**

Section 2.4.2 Ministerial Guidelines	32

To amend bullet points in Section 2.4.2, as follows:

The contents of the following Guidelines have informed the Core Strategy and the policies and objectives of the Development Plan:

→ *Housing Supply Target Methodology for Development Planning, Guidelines for Planning Authorities*, December 2020 and its replacement, the *NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities*, July 2025;

→ *Development Plans - Guidelines for Planning Authorities*, June 2022;

→ ~~*Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities – Guidelines for Planning Authorities*, (2020) (the 'Apartment Guidelines') up to 2025~~ ***Planning Design Standards for Apartments – Guidelines for Planning Authorities, 2025***;

→ *Urban Development and Building Height Guidelines*, 2018;

→ *Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change*, 2017;

→ *Sustainable Residential Developments in Urban Areas*, May 2009 and its replacement, the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*, 2024;

→ *The Planning System and Flood Risk Management – Guidelines for Planning Authorities*, 2009;

→ *Appropriate Assessment of Plans and Projects in Irelands – Guidance for Planning Authorities*, 2009; and the

→ *Implementation of the SEA Directive: Guidelines for Regional Authorities and Planning Authorities, 2004 and as updated 2022.*

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.

AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA42.1	
Amendment Ref. No. 42 (Written Statement)	
Section(s)	**Page(s)**
Section 2.6.1 Land Capacity Study	46-48
To amend text in Section 2.6.1 under 'Future Strategic Long-Term Development Areas (Future SDAs)', as follows: The NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025) sets housing growth requirements to 2040 and requests that planning authorities consider the long-term housing needs of the County for the remaining period of the current adopted plan and the lifespan of the new 10-year development plan. It is important to give clear strategic direction to future development locations under the next 10-year County Development Plan to enable the lead in time necessary for preparatory work by SDCC, utility providers, landowners and other key stakeholders to plan for release of such lands as the need arises in the 2030s. Lands are therefore identified in this Plan as Future Long-Term Strategic	

Development Areas ('Future SDAs') which will provide for housing needs in future
development plans. While the lands are identified as Future SDAs under this Development Plan, they are subject to future rezoning. The following locations are identified as Future SDAs: ~~o Newlands (Delete)~~ o Belgard Road o Adamstown South and West o Grange Castle / R136 Detailed analysis will be undertaken to inform a future rezoning and to implement a plan-led approach to development to ensure that Future SDAs serve the housing growth requirements and other land use needs of the County as part of the next Development Plan period.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material

	alteration will not have the potential to result in likely significant effects to European Sites.

MA42.2	
Amendment Ref. No. 42 (Written Statement)	
Section(s)	**Page(s)**
Section 2.6.1 Land Capacity Study	48
To amend Policy CS3: Future Strategic Long-Term Development Areas, as follows: To progress a plan-led approach to Future Strategic Long-Term Development Areas ('Future SDAs') to provide for the long-term housing growth and other land use requirements of the County beyond the current Development Plan period (subject to future rezoning) at the following locations:	
• ~~Newlands~~ • Belgard Road West • Adamstown South and West	

• Grange Castle / R136

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA42.3	
Amendment Ref. No. 17, 18, 20 (Book of Maps) **Amendment Ref. No. 42 (Written Statement)**	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48

To amend CS3 Objective 3 under Policy CS3, as follows:

CS3 Objective 3:

To ensure development of Future SDAs (subject to rezoning) for residential and other uses will be in accordance with an approved plan-led approach, such as a Priority Area Plan or otherwise equivalent appropriate mechanism, which will align housing delivery, **including investigating the feasibility of providing a minimum of 20% of units as fully accessible and identifying a unit target to be designed for specialist housing units in accordance with the relevant SDCC Housing Delivery Action Plan**, with, inter alia, climate action objectives, supporting infrastructure, sustainable transport options, educational and community facilities, public open space, green infrastructure networks, cultural heritage and no net loss of important ecological features as surveyed, identified and mapped by a qualified ecologist.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA42.4

Amendment Ref. No. 17, 18, 20 (Book of Maps) **Amendment Ref. No. 42 (Written Statement)**	
Section(s)	**Page(s)**
2.6.1 Land Capacity Study	48
To insert a new objective under Policy CS3: Future Strategic Long-Term Development Areas, as follows: **CS3 Objective 4:** **To include an Area-Based Transport Assessments (ABTA) in cooperation with the NTA and Transport Infrastructure Ireland (TII) as part of the plan-led approach to Future SDAs.**	

SEA Input	Provision of transport studies over Strategic long term development areas does not give rise to landuse or environmental effects at strategic scale and is therefore screened out for SEA.
AA Input	The Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA48.1	
Amendment Ref. No. 48 (Written Statement)	
Section(s)	**Page(s)**
Section 2.6.4 Deliverability Analysis	54

To amend sub-section 2.6.4(a) Land Capacity and New Zoning Requirements, as follows:

When the Plan came into effect in 2022 it was identified that, excluding lands identified for strategic long-term development that will happen beyond the timescale of this Development Plan, there was potential for 21,490 units on 428 hectares of developable land within the lifetime of the Development Plan period. There was no requirement to zone additional land based on population and housing targets set by the Ministerial Guidelines and the NPF Roadmap in place at that time.

Since then, through the adoption of the Revised NPF, reflecting new Census 2022 data, and the publication of the NPF Implementation: Housing Growth Requirements Guidelines, the new housing growth requirements have been significantly increased at a national and local level with a recognition of the need to plan for 2040, as well as the short-term.

As outlined in Section 2.6.1, excluding the long-term zoned land capacity, there is zoned land capacity of 35,406 dwellings across 568 hectares developable within the lifetime of the current and subsequent Development Plan periods.

As summarised in Tables 10 and 11 of Section 2.6.4, the SCA forecast that of the total current zoned land capacity, 9,613 new dwellings on approximately 160 hectares could be delivered to the end of 2028 on a businessas-usual model. This represents a shortfall of c.2,000 new dwellings to achieve the revised housing growth requirements to 2028. Therefore, there is a requirement to zone additional

lands to provide sufficient suitable options to serve the needs of the population and housing growth requirements as set out in the Ministerial Guidelines.

In order to identify suitable lands, a high-level assessment of preference was followed, aligned with the shared national, regional and local goals primarily around Compact Growth, Accessibility, Sustainable Mobility, Climate Action and a transition to a low carbon climate resilient society. Early alternatives were considered as part of the Strategic Environmental Assessment process. This prioritised existing brownfield or underutilised lands within the built-up footprint of Dublin City and Suburbs and locations for large-scale transport orientated development.

A criteria-based approach was adopted to the assessment of lands either identified by SDCC or identified to SDCC during a non-statutory consultation held in October/November 2025. In summary, the assessment focussed on:

- The potential capacity of the lands to contribute to South Dublin's revised housing growth requirements and the 'additional provision' to provide for suitable flexibility; and
- The planning and infrastructure assessment criteria used for the SCA, as referenced in Sections 2.6.2 and 2.6.3, as well as an "Other Suitability" category (relating to deliverability, specific social infrastructure and site constraints), see Appendix 2 Part 3.

Following this review process, additional lands comprising of approx. **127.8** 156 hectares with the indicative capacity for **5,649**7,234 new dwellings were zoned for residential purposes. These lands are summarised in Table 10.

The zoning of additional lands addresses the anticipated need for additional and alternative lands to achieve the baseline housing requirements and includes the maximum 'additional provision' as provided for in the NPF Implementation: Housing Growth Requirements Guidelines to 2028, while taking into account the anticipated delivery on currently zoned lands up to 2030.

In reviewing the Core Strategy, the Planning Authority utilised the full additional provision allowance for the Development Plan period in light of the urgent need to increase housing delivery, the existing and forecast housing need, the need to plan for unforeseen circumstances and to optimise the ability to deliver on the housing requirements of the Revised NPF. The need for future levels of additional provision will be determined as part of the preparation of subsequent Development Plans.

Table 10: Capacity of additional zoned lands in the South Dublin County Development Plan 2022-2028 as of 2026 in response to the NPF Implementation Housing Growth Requirements Guidelines for Planning Authorities (2025)

Greenfield sites	Brownfield sites

Settlement Type	Settlement Name	Residential and	Residential and Mixed-Use (Units)	Total Potential (HA)	Total Potential (Units)

		Mixed-Use (HA)					
	Tallaght	**8.5**	**0**	**237**	**0**	**8.5**	**237**
Dublin City and Suburbs	Naas Road / Ballymount (City Edge)	**0**	**0**	**0**	**0**	**0**	**0**
	Templeogue, Walkinstown, Rathfarnham, Firhouse	**14.9**	**1.1**	**681**	**30**	**16.0**	**711**
	Clondalkin, Clonburris and Grange Castle	**0**	**10.3**	**0**	**428**	**10.3**	**428**
	Lucan, Adamstown, Palmerstown	**35.6**	**8.0**	**1,891**	**1,121**	**43.6**	**3,012**
	Citywest	**0**	**0**	**0**	**0**	**0**	**0**
Sub-total of Dublin City and		**59.0**	**19.3**	**2,809**	**1,579**	**78.3**	**4,388**

Suburbs						
Self-Sustaining Growth Town: Newcastle	**20.2**	**6.5**	**451**	**116**	**26.7**	**567**
Self-Sustaining Growth Town: Rathcoole	**2.0**	**0**	**69**	**0**	**2.0**	**69**
Self-Sustaining Town: Saggart	**20.8**	**0**	**625**	**0**	**20.8**	**625**
Sub-total of Towns	**43**	**6.5**	**1,145**	**116**	**49.5**	**1,261**
Sub-total of Urban Area	**102**	**25.8**	**3,954**	**1,695**	**127.8**	**5,649**

Table 10 has been updated to reflect amendments arising from Variation No. 2 to the South Dublin County Development Plan 2022–2028, having regard to the NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025). The revised table reflects changes to both the quantum and distribution of residentially zoned lands across the County following the Material Alterations process. In particular, a number of sites previously identified for residential or mixed-use development are no longer included. The removal of these lands has resulted in a reduction in the overall development capacity previously identified under the adopted Development Plan. Additional lands have also been incorporated into the table. This includes the inclusion of lands at Haughan's Field (Cornerpark), Newcastle and a minor addition at Elmcastle Court, Tallaght. These sites have been integrated into the relevant settlement totals, contributing to the revised capacity within the Newcastle and Tallaght areas respectively.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.

AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA49.1	
Amendment Ref. No. 49 (Written Statement)	
Section(s)	**Page(s)**
Section 2.6.5 Core Strategy – 2022- 2028 Development Plan	55
To amend Table 11 in Section 2.6.5 Core Strategy – 2022- 2028 Development Plan, as follows: **Table 11: Core Strategy Table Q2 2025 to 2028**	

	Greenfield sites	Brownfield sites

	Settlement Type	Settlement Name	Residential and Mixed-Use (HA)		Residential and Mixed-Use (Units)		Total Potential (HA)	Total Potential (Units)
	Dublin City and Suburbs	Tallaght	14.5	10.2	439	1,217	24.7	1,656
		Naas Road / Ballymount (City Edge)	0	5.5	0	672	5.5	672
Note		Templegoue, Walkinstown,	23.4	2.3	991	135	25.8	1,126

Note		Rathfarnham, Firhouse						
		Clondalkin, Clonburris and Grange Castle	**61.7**	**17.8**	**3,237**	**798**	**79.5**	**4,035**
		Lucan, Adamstown, Palmerstown	**65.9**	**13.7**	**3,867**	**1,534**	**79.6**	**5,401**
		Citywest	**8.3**	**0.1**	**528**	**4**	**8.4**	**532**
	Sub-total of Dublin City and Suburbs		**173.8**	**49.6**	**9,063**	**4,359**	**223.4**	**13,422**
	Self-Sustaining Growth Town:		**25.5**	**6.9**	**598**	**135**	**32.5**	**733**
	Newcastle							
	Self-Sustaining Growth Town:		**5.0**	**0.5**	**166**	**22**	**5.5**	**188**
	Rathcoole							

Self-Sustaining Town: Saggart	**25.9**	**0.6**	**889**	**30**	**26.5**	**919**
Sub-total of Towns	**56.4**	**8.1**	**1,653**	**187**	**64.4**	**1,840**
Sub-total of Urban Area	**230.2**	**57.7**	**10,717**	**4,545**	**287.9**	**15,262**
A - Capacity South Dublin County to 2028			**-**	**-**	**287.9**	**15,262**
B – Housing Need to 2028 (NPF Implementation Guidelines)						**11,699**
C – Housing Need to 2028 with Maximum Additional Provision (NPF Implementation Guidelines)						**17,549**

1: The equivalent density figures set out in Table 11 align with the ommended density ranges in the Sustainable Residential Development and

mpact Settlement Guidelines (2024)

2: The allocation for Rural Housing and Population growth is based on new using delivery over the previous plan period and will be managed through the al settlement policy.

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the
	NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA55.1
Amendment Ref. No. 55

Section(s)	**Page(s)**
Section 6.2 Supply of Housing	225
To amend the first paragraph of Section 6.2 Supply of Housing, as follows: The Core Strategy in Chapter 2 identifies capacity for approximately **15,262** ~~16,937~~ units which are serviced and / or serviceable the lifetime of the Plan period. The Housing Need for the County is 11,699 new homes from 2025 to 2028.	

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

To incorporate amendments which update the Written Statement to reflect the Planning Design Standards for Apartments 2025: These are listed below and assessed as collectively as follows:

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA62.1	
Amendment Ref. No. 62	
Section(s)	**Page(s)**
12.6.7 Residential Standards	475

To amend bullet points and text in Section 12.6.7, as follows:

- Quality Housing for Sustainable Communities Guidelines, DEHLG (2007);
- ~~The Guidelines for Planning Authorities on Sustainable Residential~~

~~Development in Urban Areas (2009), the companion Urban Design Manual – A Best Practice Guide, DEHLG (2009); and its replacement,~~ ~~tThe~~ Sustainable Residential

Development and Compact Settlements Guidelines for Planning Authorities, 2024;

- ~~Sustainable Urban Housing: Design Standards for New Apartments (2020)~~ Pl anning Design Standards for Apartments – Guidelines for Planning Authorities (2025), or any replacement guidelines or planning policy statements.

To demonstrate compliance with the housing and apartment standards set out below, all planning applications shall be accompanied by a Schedule of Accommodation and Housing Quality Assessment document. For apartment development this shall be in line with Planning Design Standards for Apartments Guidelines for Planning Authorities (2025).

MA63.1

Amendment Ref. No. 63

Section(s)	Page(s)
Appendix 1 Statement of Compliance	N/A
To amend text under Introduction of Appendix 1, as follows:	

The required statement pertaining to the South Dublin County Development Plan 2022-2028 is as below under the following tables:

Table 1: List of Section 28 Ministerial Guidelines

Table 2: Implementation of SPPRs under the Building Height Guidelines

Table 3: Implementation of SPPRs under the ~~Apartment Guidelines~~ **Apartment Guidelines (2025)**

Table 4: Implementation of SPPRs under the Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change

MA67.1	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 7.7.1	276

To amend SM4 SLO1 in Variation No. 2, Amendment No. 23 WhitechurchEdmondstown (Connecting Road) as follows:

SM4 SLO1:

To ensure that development on these lands at

Whitechurch/Edmondstown is facilitated through a comprehensive transport needs assessment, to identify all necessary transport infrastructure, its preferred location, and the appropriate delivery mechanisms in consultation with relevant stakeholders. The transport needs assessment shall have regard to existing environmental sensitivities in the area. **Development of the subject lands shall be phased in accordance with the delivery of supporting transport infrastructure, including road upgrades, public transport services, and active travel facilities, to the satisfaction of the Planning Authority.**

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

MA68.1

Amendment Ref. No. N/A	
Section(s)	**Page(s)**
5.2.7 Density and Building Heights	201

To amend QDP8 Objective 2 under Policy QDP8, as follows:
QDP8 Objective 2:

In accordance with NPO35, SPPR1 and SPPR3, to proactively consider increased building heights on lands zoned Regeneration (Regen), Major Retail Centre (MRC), District Centre (DC), Local Centre (LC), Town Centre (TC) and New Residential (Res-N) and on sites demonstrated as having the capacity to accommodate increased densities in line with the locational criteria of

~~Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2020)~~ **Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)** and the Urban Design Manual – Best Practice Guidelines (2009), where it is clearly demonstrated by means of an urban design analysis carried out in accordance with the provisions of South Dublin County's Building Height and Density Guide that it is contextually appropriate to do so.

MA68.2

Amendment Ref. No. N/A	
Section(s)	**Page(s)**
6.1 Housing Strategy and Interim Housing Need and Demand Assessment	224

To amend H1 Objective 12 under Policy H1, as follows:

H1 Objective 12:

Proposals for residential development shall provide a minimum of 30% 3bedroom units, a lesser provision may be acceptable where it can be demonstrated that:

→ there are unique site constraints that would prevent such provision; or

→ that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socioeconomic, population and housing data set out in the Housing Strategy and Interim HNDA; or

→ the scheme is a social and / or affordable housing scheme.

Note: ~~Build-To-Rent (BTR)~~ **Apartment** residential developments shall comply with the ~~Sustainable Urban Housing: Design Standards for New Apartments (2020)~~ **Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)** (or any superseding ~~Section 28 Ministerial Guidelines~~ **Guidance or National Planning Statement**).

MA68.3	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
6.1 Housing Strategy and Interim Housing Need and Demand Assessment	225

To amend H1 Objective 13 under Policy H1, as follows:

H1 Objective 13:

To support the provision of a mix of tenure types across the County in creating suitable accommodation for all in promoting sustainable and mixed income communities and discourage an over proliferation of a single tenure (whether private owner occupier, private rental, social rental or affordable purchase and rental) within any local area (within a 10-minute walking distance) or Local Electoral Area, ~~in line with~~ **having regard to** the ~~Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (December 2020)~~ **Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)**

and the provisions of the Housing Strategy and Interim HNDA or any subsequent future Regional based HNDA.

MA68.4	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
7.10.2 Electric Vehicle Charging	288
To include a new objective (SM7 Objective 12) in Policy SM7, as follows: **SM7 Objective 12:** **To carry out a review, including public consultation, of the implementation of car parking policy, including provision, management and ancillary infrastructure within the context of the Sustainable Residential and Compact**	

Settlement Guidelines (or as may be superseded). The review to consider necessary and appropriate parking levels for dwellings including one car parking space per dwelling.	
SEA Input	
	The alteration requests a study and no landuse or environmental effects are identified for this study. Therefore this is screened out for SEA.
AA Input	The Material Amendment sets out a requirement for the completion of review study. Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA68.5

<table>
<tr><td colspan="3">Amendment Ref. No. N/A</td></tr>
<tr><td colspan="2">Section(s)</td><td>Page(s)</td></tr>
<tr><td colspan="2">7.10.2 Electric Vehicle Charging</td><td>288</td></tr>
<tr><td colspan="3">To include a new objective (SM7 Objective 13) in Policy SM7, as follows:

SM7 Objective 13:

To investigate and research the potential of shared car storage and sustainable transport hubs to promote behavioural change to sustainable modes and reduce car ownership and dependency and promote their provision as part of compact residential developments.</td></tr>
<tr><td>SEA Input</td><td colspan="2">The Material Amendment sets out a requirement for the completion of review study. Material Amendment will not result in any additional land use or environmental effects beyond those already assessed through the SEA process .Therefore, this is screened out for SEA.</td></tr>
<tr><td>AA Input</td><td colspan="2">The Material Amendment sets out a requirement for the completion of review study. Material Amendment will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites</td></tr>
</table>

MA68.6	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
9.5.2 Liffey Valley Shopping Centre	363
To amend EDE10 Objective 4 under Policy EDE10, as follows: EDE10 Objective 4: To promote a high standard of urban design in the Major Retail Centre that contributes to the creation of safe and attractive spaces and creates desirable places within which to work, **live** and visit.	

To incorporate amendments which update the Written Statement to reflect the Planning Design Standards for Apartments 2025: These are listed below and assessed as collectively as follows:

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.

AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites.

To incorporate amendments which update the Written Statement to reflect the Planning Design Standards for Apartments 2025: These are listed below and assessed as collectively as follows:

SEA Input	This alteration in and of itself does not give rise to additional landuse or environmental effects beyond those already assessed through the SEA process. Therefore, this is screened out for SEA.
AA Input	The Material Alteration will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA68.7

Amendment Ref. No. N/A	
Section(s)	**Page(s)**
12.5.2 Design Considerations and Statements	464-465

To amend the bullet point in Section 12.5.2 under the sub-section Design Statements, as follows:

In line with the provisions of Policy QDP7 Objective 1, all medium to-large scale and complex planning applications (30 + residential units, commercial development over 1,000 sq m or as otherwise required by the Planning

Authority) shall be accompanied by a Design Statement. The Design Statement should address contextual and urban design issues and clearly explain the design process, the design options considered and the rationale behind the adopted design development strategy. A Design Statement should consist of:

→ A detailed analysis of the proposal and statement based on the 12 design criteria set out in the 'Urban Design Manual' (2009) and reflected in the South Dublin County Council's Building Height and Design Guide as follows;



→ Detailed design including materials and external finishes which should have regard to the policy, objectives and provisions of the South Dublin County Development Plan 2022-2028. In particular the guidance, and performance-based design criteria set out in the South Dublin County's Building Height and Density Guide must be incorporated with due regard being had to relevant Ministerial

Guidelines including the 'Urban Design Manual' (2009); ~~'Sustainable~~

~~Residential Development in Urban Areas' (2009)~~ **Residential**

Development and Sustainable Compact Settlement Guidelines

2024; 'Urban Development and Building Height – Guidelines for

Planning Authorities' (2018); and ~~'Design Standards for New Apartments – Guidelines for Planning Authorities' (2020)~~ 'Planning Design Standards for Apartments – Guidelines for Planning Authorities' **(2025)** or as may be superseded.

→ A statement or Quality Audit addressing street design as outlined within the Design Manual for Urban Roads and Streets.

→ Any departures within the proposed development from the guidance set out in the Building Height and Density Guide for South Dublin County (Appendix 10) shall be clearly highlighted in the Design Statement.

MA68.8	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
12.6.1 Mix of Dwelling Types	471-472
To amend the text in Section 12.6.1, as follows: The overall dwelling mix in residential schemes should provide for a balanced range of dwelling types and sizes to support a variety of household types. On	
smaller infill sites, the mix of dwellings should contribute to the overall dwelling mix in the locality. ~~SPPR 1 of the Sustainable Urban Housing: Design Standards for~~ New Apartments, Guidelines for Planning Authorities (2020) states that	
residential development may include up to 50% one-bedroom or studio type units	
(with no more than 20-25% of the total proposed development as studios) and	

there shall be no minimum requirement for apartments with three or more bedrooms.

MA68.9	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
12.6.1 Mix of Dwelling Types	472-473

To amend Section 12.6.1 under the sub-heading Unit Mix, as follows: Proposals for residential development shall provide a minimum of 30% 3bedroom units, a lesser provision may be acceptable where it can be demonstrated that: Implementation and Monitoring (IM)

→ there are unique site constraints that would mitigate against such provision;

or

→ that the proposed housing mix meets the specific demand required in an area, having regard to the prevailing housing type within a 10-minute walk of the site and to the socio-economic, population and housing data set out in the Housing Strategy and Interim HNDA; or

→ the scheme is a social and / or affordable housing scheme.

~~Build to Rent (BTR)~~ **Apartment** residential developments shall comply with ~~the Sustainable Urban Housing: Design Standards for New Apartments (2020)~~

Planning Design Standards for Apartments – Guidelines for Planning

Authorities (2025) **(**or any superseding **Guidance or National Planning Statement)**. Unit mix should also provide for:

→ As part of the Housing Quality Assessment ~~defined under Section 6 of the~~*~~Sustainable Urban Housing: Design Standards for New Apartments (2020)~~* a detailed breakdown of the quantum of proposed unit types including the split between 1-bed, 2-bed, and 3-bed plus and which is in accordance with the minimum 30% 3-bed units outlined above, or as may be applicable under the ***Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)*****;**

→ A statement demonstrating how the scheme has been designed for / and

could be adapted in the future for older people / persons with a disability / or lifetime homes, on a site or floor plan that:

→ Are designed and located having regard to the needs of older people and / or persons with a disability;

→ Are designed having regard to the concept of lifetime adaptable and / or multi-generational homes.

→ In new identified residential areas, it is appropriate that schemes include a mix of house type and where a scheme is solely houses, smaller units of less than 3-bed providing for multi-generational homes, must be provided, subject to urban design and ensuring efficient use of urban land.

MA68.10	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
12.6.4 Build-to-Rent / Shared Living Accommodation	474

To amend Section 12.6.4 Build-to-Rent / Shared Living Accommodation, as follows:

~~Build-to-Rent (BTR) accommodation consists of purpose-built, long-term rental apartment accommodation that incorporates dedicated residential amenities and facilities.~~

~~All proposed BTR accommodation must comply with SPPR 7 and SPPR 8 as set out in the Apartment Guidelines.~~

~~Shared accommodation consists of purpose-built and managed accommodation where individual rooms are rented within an overall development that includes access to shared or communal facilities and amenities.~~

~~In line with the SPPR 9 of the Apartment Guidelines, there shall be a presumption against granting planning permission for shared accommodation / co-living development unless the proposed development is required to meet specific demand identified under the Housing Need and Demand Assessment.~~

SPPR 8 of the Planning Design Standards for Apartments – Guidelines for Planning Authorities (2025)**, relates to student accommodation and is to provide flexibility in respect of single study bedrooms without en-suite bathrooms, and setting minimum space standards for kitchen, dining, and**

living areas serving 10 and 12 persons. The provisions SPPR 8 are based on key aspects of The Design Guide for State Sponsored Student Accommodation **(May 2025) published in May 2025, that reflects best practices and supports the efficient delivery of state sponsored student accommodation, and also to inform the planning and design of off-campus forms of student accommodation that are led by the private sector.**

MA68.11	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section: 12.6.7 Residential Standards	476

To amend Section 12.6.7 under sub-heading "Apartments" as follows:

An apartment refers to a self-contained residential unit in a multi-unit building with grouped or common access and may comprise duplex units. For the purposes of clarity, all apartment floor area measurements should be internal wall-to-wall dimensions.

All apartments shall comply with the Specific Planning Policy Requirements (SPRRs), **and have regard to** the standards set out under Appendix 1, and general contents of the ~~Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, DECLG (2020) (Apartment Guidelines~~). **Apartments Guidelines (2025).**

The contents of the Guidelines have been incorporated below and the minimum floor areas set out ~~in Table 3.21 in line~~ with **in** SPPR ~~3~~ **2** of the ~~Apartment Guidelines~~ **Apartments Guidelines (2025).** The requirements of other relevant development standards including, but not limited to: minimum floor areas and width for kitchens, floor to ceiling heights, bedrooms public open space, private

and communal space, play space, safety and security, acoustic and privacy standards, which must also be complied with are set out below and within the ~~Apartment Guidelines~~ **Apartments Guidelines (2025).**

Table 12.21: Minimum Standards for Apartments

Type Of Unit	Apartment	Private Open Space	Communal Open Space	Storage
Studio	~~37~~ **32** sq m	4 sq m	4 sq m	3 sq m

One Bedroom	45 sq m	5 sq m	5 sq m	3 sq m
Two Bedrooms (3 Persons)	63 sq m	6 sq m	6 sq m	5 sq m
Two Bedrooms (4 Persons)	73 sq m	7 sq m	7 sq m	6 sq m
Three Bedrooms (4 Persons)	**76 sq m**	**7 sq m**	**7 sq m**	**6 sq m**
Three Bedrooms (5	90 sq m	9 sq m	9 sq m	9 sq m

	Persons)				

MA68.12	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.6.7 Residential Standards	478

To amend Section 12.6.7 under sub-heading "Floor to Ceiling Height", as follows:

In line with SPPR ~~5~~**4** of the ~~Apartment Guidelines~~ **Apartments Guidelines (2025),** ~~ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case by case basis, subject to overall design quality.~~ **ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill**

schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by case basis, subject to overall design quality.

MA68.13	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.6.7 Residential Standards	478

To amend Section 12.6.7 under sub-heading "Lift and Stair Cores" as follows:

In line with SPPR ~~6~~ **5** of the ~~Apartment Guidelines~~ **Apartments Guidelines (2025),** ~~a maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.~~ **there shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.**

MA68.14	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.6.7 Residential Standards	479 - 480

To amend Section 12.6.7 under sub-heading "Dual Aspect" as follows:

Dual aspect apartments should have openable windows on two or more walls which provides a view in more than just one direction. The use of windows, indents or kinks on single external elevations, in apartment units which are otherwise single aspect apartments, is not considered acceptable and / or sufficient to be considered dual aspect and these units, will be assessed as single aspect units. Preferably, the windows may be opposite one another, or adjacent around a corner. In line with SPPR **43** of the Apartment Guidelines **the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:**

→ ~~There shall be a minimum of 33% dual aspect units required in more 'central and accessible urban locations', where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage,~~

→ ~~In 'suburban or intermediate locations' it is an objective that there shall generally be a minimum of 50% dual aspect apartments in a single scheme,~~

→ ~~For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to~~

→ **A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.**

→ **For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower**

than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.

And the following should be considered as part of design:

- → Where single aspect apartments are provided, the number of south facing units should be maximised, with west or east facing single aspect units also being acceptable,
- → North facing single aspect apartments may be considered, where overlooking a significant amenity such as a public park, garden or formal space, or a water body or some other amenity feature,
- → Particular care is needed where windows are located on lower floors that may be overshadowed by adjoining buildings

MA68.15	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.6.7 Residential Standards	480

To amend the second paragraph under sub-heading Building Lifestyle Report and Management Companies in Section 12.6.7, as follows:

As such, planning applications for apartment developments shall include a building lifecycle report. The contents of this, in line with) the ~~Sustainable Urban Housing: Design Standards for New Apartments (2020)~~ ~~includes~~ Planning Design Standards for Apartments Guidelines for Planning Authorities (2025) includes;

MA68.16	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Section 12.11.3 Waste Management	518-519

To amend the second bullet point under "(ii) Design and Siting of Refuse storage Recycling and Bring Facilities in Developments" in Section 12.11.3 as follows;

Provision for the storage and collection of waste materials shall be in accordance with the guidelines for waste storage facilities in the relevant

Regional Waste Management Plan and the design considerations contained in ~~Section 4.8 and 4.9 of the guidelines Sustainable Urban Housing: Design~~

~~Standards for New Apartments Guidelines for Planning Authorities, DHLGH~~

~~(2020)~~ Planning Design Standards for Apartments Guidelines for Planning Authorities (2025). Refuse storage for houses the most appropriate area for bins to be stored is to the front of the house, which should be located in welldesigned enclosures that do not to detract from visual amenity;

MA68.17	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Appendix 1 - Statement of Compliance with Section 28 Guidelines	N/A
To update Table 1 of Appendix 1 – Statement of Compliance with Section 28 Guidelines, as follows: Table 1: List of Section 28 Ministerial Guidelines	

Section 28 Guidelines	Implementation
~~Sustainable Urban Housing, Design Standards for New Apartments: Guidelines for Planning Authorities (2020) – (Apartment Guidelines)~~ **Planning Design Standards for Apartments Guidelines for Planning Authorities, 2025**	Chapter 6 Housing and Chapter 12 Implementation and Monitoring have the rel evant policies and objectives of these Guidelines and also comply with the SPPRs contained within (See below Table 3 for SPPR compliance).

MA68.18	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Appendix 1 - Statement of Compliance with Section 28 Guidelines	N/A
To amend table 3 of Appendix 1 as follows:	

Table 3: Implementation of SPPRs under the ~~Apartment Guidelines~~ **Apartments Guidelines (2025)**

SPPR Number and Description	**Implementation**
SPPR 1: Housing developments may include up to 50% one-bedroom or studio type units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum	A Housing Strategy and Interim HNDA has been prepared (See Appendix 11) and has demonstrated that there is a requirement to incorporate 30% 3 bedroom units, unless justified in order to cater for the housing needs of the

	existing and future population in the County. Policy H1 Objective 13 and Section 12.5.2 of Chapter 12 Implementation and Monitoring set out objectives and requirements in relation to mix. This complies with SPPR 1.
requirement for apartments with three or more bedrooms. Statutory	
development plans may specify a mix for apartment and other housing	

developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and incorporated into the relevant		

development plan(s). **Specific Planning Policy Requirement 1** **(A) With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms.** **(B) Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development,**	existing and future population in the County. Policy H1 Objective 13 and Section 12.5.2 of Chapter 12 Implementation and Monitoring set out objectives and requirements in relation to mix. This complies with SPPR 1.

except in the circumstances set out above.	

SPPR 2:	Section 6.8 of the Housing Chapter and Section 12.~~5.8~~ **6.7** of the Implementation and Monitoring Chapter 12 relate to be building refurbishment schemes. The policies and standards set out in the Development Plan comply with SPPR 2.
For all building refurbishment schemes on sites of any size, or urban infill schemes on sites of up to 0.25ha:	
• Where up to 9 residential units are proposed, notwithstanding SPPR 1,	
there shall be no restriction on dwelling	
mix, provided no more than 50% of the development (i.e. up to 4 units)	
comprises studio-type units;	
• Where between 10 to 49 residential units are proposed, the flexible	

dwelling mix provision for the first 9
units may be carried forward and the parameters set out in SPPR 1, shall
apply from the 10th residential unit to the 49th; • For schemes of 50 or more units, SPPR 1 shall apply to the entire development;
All standards set out in this guidance shall generally apply to building
refurbishment schemes on sites of any
size, or urban infill schemes, but there

shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development. **Specific Planning Policy Requirement 2** **The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below:** • **Studio apartment (1 person)** • **1-bedroom apartment (2 persons)** • **2 bedroom apartment (3 persons)** • **2-bedroom apartment (4 persons) • 3-bedroom apartment (4 persons) 32sq.m 45 sq.m 63 sq.m 73 sq.m 76 sq. m** • **3-bedroom apartment (5 persons)** **90 sq.m**	

The floor area parameters set out	

above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing.	
SPPR 3: Minimum Apartment Floor Areas:	Section 12.~~5.4~~**6.7** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 3. The

• Studio apartment (1 person) 37 sq.m	standards set out in of the Development Plan comply with SPPR 3.
• 1-bedroom apartment (2 persons) 45 sq.m	
• 2-bedroom apartment (4 persons) 73 sq.m	
• 3-bedroom apartment (5 persons) 90 sq.m	

Specific Planning Policy Requirement **3** **In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:** **(i) A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.** **(ii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.**	
SPPR 4: In relation to the minimum number of	Section 12.~~5.4~~**6.7** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 4. The standards set out in the Development Plan comply with SPPR 4.

dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:	

i. A minimum of 33% of dual aspect units will be required in more central and accessible urban locations, where it is necessary to achieve a quality design in response to the subject site characteristics and ensure good street frontage where appropriate in.	

ii. In suburban or intermediate locations it is an objective that there shall
generally be a minimum of 50% dual
aspect apartments in a single scheme.
iii. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise further discretion to consider dual
aspect unit provision at a level lower
than the 33% minimum outlined above
on a case-by-case basis, but subject to

the achievement of overall high design quality in other aspects. **Specific Planning Policy Requirement 4** **Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by case basis, subject to overall design quality.**	
SPPR 5:	Section 12.~~5.4~~**6.7** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 5.
Ground level apartment floor to ceiling	The standards set out in the
heights shall be a minimum of 2.7m and	

shall be increased in certain circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality. **Specific Planning Policy Requirement 5**	Development Plan comply with SPPR 5.

There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.	
SPPR 6:	Section 12.~~5.4~~**6.7** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 5.
A maximum of 12 apartments per floor	The standards set out in the Development Plan comply with SPPR 6.
per core may be provided in apartment	
schemes. This maximum provision may	
be increased for building refurbishment	
schemes on sites of any size or urban	
infill schemes on sites of up to 0.25ha,	
subject to overall design quality and	

compliance with building regulations. **Specific Planning Policy Requirement** **6** **The provision of new Communal, Community and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes.**	
SPPR 7: BTR development must be: a) Described in the public notices	Section 12.~~5.5~~**6.4** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 7. The standards set out in the Development Plan comply with SPPR 7.

associated with a planning application
specifically as a ‘Build-To-Rent’ housing development that unambiguously categorises the project (or part of
thereof) as a long- term rental housing scheme, to be accompanied by a
proposed covenant or legal agreement
further to which appropriate planning conditions may be attached to any
grant of permission to ensure that the development remains as such. Such
conditions include a requirement that

the development remains owned and operated by an institutional entity and that this status will continue to apply for a minimum period of not less than 15 years and that similarly no individual residential units are sold or rented separately for that period;	

b) Accompanied by detailed proposals for supporting communal and recreational amenities to be provided as	

part of the BTR development. These facilities to be categorised as:	
i. Resident Support Facilities -	
comprising of facilities related to the operation of the development for residents such as laundry facilities,	
concierge and management facilities,	
maintenance / repair services, waste management facilities, etc.	
ii. Resident Services and Amenities –	
comprising of facilities for communal	

recreational and other activities by residents including sports facilities,	
shared TV / lounge areas, work / study spaces, function rooms for use as	
private dining and kitchen facilities, etc. **Specific Planning Policy Requirement 7** **There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process.**	

SPPR 8: Specific Planning Policy Requirement 8 For proposals that qualify as specific BTR development in accordance with SPPR 7: (i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise; (ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space	Section 12.~~5.5~~**6.4** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 8. The standards set out in the Development Plan comply with SPPR 8.

associated with individual units as set	

out in Appendix 1 and in relation to the provision of all of the communal	
amenity space as set out in Appendix 1, on the basis of the provision of	
alternative, compensatory communal	
support facilities and amenities within	

	the development. This shall be at the	
	discretion of the planning authority. In	
	all cases the obligation will be on the	
	project proposer to demonstrate the	
	overall quality of the facilities provided and that residents will enjoy an	
	enhanced overall standard of amenity;	
	(iii) There shall be a default of minimal or significantly reduced car parking	

provision on the basis of BTR		
development being more suitable for		
central locations and / or proximity to public transport services. The		
requirement for a BTR scheme to have		
a strong central management regime is		
intended to contribute to the capacity to establish and operate shared mobility measures.		
(iv) The requirement that the majority		

of all apartments in a proposed scheme exceed the minimum floor area	
standards by a minimum of 10% shall not apply to BTR schemes; (v) The requirement for a maximum of 12	
apartments per floor per core shall not apply to BTR schemes, subject to	
overall design quality and compliance	

with building regulations.		
Specific Planning Policy Requirement **8**		
(A) (i) There shall be no requirement or restriction in relation to the provision of en-suite bathrooms for single study bedrooms within Purpose Built Student Accommodation schemes. **(ii) The minimum required area for a single study bedroom without en-suite facilities is 8**		

sq.m and the minimum required area for a single study bedroom with en-suite facilities is 11.5 sq.m; and statutory plans may not set out minimum required areas that exceed the minimum required areas set out within this SPPR. **(iii) The minimum space requirements for kitchen/dining/living areas serving 10 and 12 persons are 3.6 sq.m and 3.3 sq.m per person, respectively; and statutory plans may not set out minimum required areas that exceed the minimum required areas set out within this SPPR.** **(B) Where any other requirement or restriction is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single student accommodation scheme.**	
SPPR 9:	Section 12.5.56.4 of Chapter 12
There shall be a presumption against	Implementation and Monitoring sets the

granting planning permission for shared accommodation / co-living development unless the proposed development is either:	standards outlined under SPPR 98. The standards set out in the Development Plan comply with SPPR 98.
(i) required to meet specific demand identified by a local planning authority further to a Housing Need and Demand Assessment (HNDA) process; or,	
(ii) on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic	

housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits.	

To incorporate amendments which update Appendix 1: These are listed below and assessed as collectively as follows:

SEA Input	These amendments are updating guidance including 2025 Planning Design guidelines for apartments and do not give rise, at strategic scale to significant environmental or landuse effects, therefore are screened out for SEA.
AA Input	The Material Amendment updates existing guidance and will not result in any additional land use activities, over and above those already considered as part of the NIR of the Variation No. 2. As such the material alteration will not have the potential to result in likely significant effects to European Sites

MA68.18	
Amendment Ref. No. N/A	
Section(s)	**Page(s)**
Appendix 1 - Statement of Compliance with Section 28 Guidelines	N/A
To amend table 3 of Appendix 1 as follows: Table 3: Implementation of SPPRs under the ~~Apartment Guidelines~~ **Apartments Guidelines (2025)**	
SPPR Number and Description	**Implementation**
SPPR 1: Housing developments may include up to 50% one-bedroom or studio type	A Housing Strategy and Interim HNDA has been prepared (See Appendix 11) and has demonstrated that there is a requirement to incorporate 30% 3 bedroom units, unless justified in order to cater for the housing needs of the existing and future population in the County. Policy H1 Objective 13 and

units (with no more than 20-25% of the total proposed development as studios) and there shall be no minimum requirement for apartments with three or more bedrooms. Statutory development plans may specify a mix for apartment and other housing developments, but only further to an evidence-based Housing Need and Demand Assessment (HNDA), that has been agreed on an area, county, city or metropolitan area basis and	Section 12.5.2 of Chapter 12 Implementation and Monitoring set out objectives and requirements in relation to mix. This complies with SPPR 1.

incorporated into the relevant	

development plan(s). **Specific Planning Policy Requirement** **1** **(A) With the exception of social housing developments, social/affordable housing provided for under Part V the Act or schemes to provide housing for older persons where a specific mix of unit sizes may be required, such as in accordance with a Housing Need and Demand Assessment (HNDA), there shall be no restrictions within statutory plans in relation to the mix of unit sizes or types to be provided within apartment developments. There shall be no minimum or maximum requirements for apartments with a certain number of bedrooms.** **(B) Where any such restriction or requirement is set out within a statutory plan, this Specific Planning Policy Requirement shall apply to any single apartment scheme and there shall be no restriction in relation to the mix of unit sizes or types and there shall be no minimum requirements for apartments with a certain number of bedrooms within the development,**	

except in the circumstances set out above.	
SPPR 2: For all building refurbishment schemes	Section 6.8 of the Housing Chapter and Section 12.~~5.8~~ **6.7** of the

on sites of any size, or urban infill schemes on sites of up to 0.25ha:	Implementation and Monitoring Chapter 12 relate to be building refurbishment schemes. The policies and standards set out in the Development Plan comply with SPPR 2.
• Where up to 9 residential units are proposed, notwithstanding SPPR 1,	
there shall be no restriction on dwelling	
mix, provided no more than 50% of the development (i.e. up to 4 units) comprises studio-type units;	
• Where between 10 to 49 residential units are proposed, the flexible	
dwelling mix provision for the first 9	
units may be carried forward and the	

	parameters set out in SPPR 1, shall	
	apply from the 10th residential unit to the 49th; • For schemes of 50 or more units, SPPR 1 shall apply to the entire development;	
	All standards set out in this guidance shall generally apply to building	
	refurbishment schemes on sites of any	
	size, or urban infill schemes, but there	

shall also be scope for planning authorities to exercise discretion on a case-by-case basis, having regard to the overall quality of a proposed development. **Specific Planning Policy Requirement 2** **The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below:** • **Studio apartment (1 person)** • **1-bedroom apartment (2 persons)** • **2 bedroom apartment (3 persons)** • **2-bedroom apartment (4 persons)** • **3-bedroom apartment (4 persons) 32sq.m 45 sq.m 63 sq.m 73 sq.m 76 sq. m** • **3-bedroom apartment (5 persons)**	

90 sq.m **The floor area parameters set out above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing.**	
SPPR 3: Minimum Apartment Floor Areas:	Section 12.~~5.4~~**6.7** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 3. The standards set out in of the Development Plan comply with SPPR 3.
• Studio apartment (1 person) 37 sq.m	
• 1-bedroom apartment (2 persons) 45 sq.m	

• 2-bedroom apartment (4 persons) 73 sq.m	
• 3-bedroom apartment (5 persons) 90 sq.m	

Specific Planning Policy Requirement **3** **In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:** **(iii) A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.** **(iv) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects.**		
SPPR 4: In relation to the minimum number of dual aspect apartments that may be	Section 12.~~5.4~~**6.7** Implementation and Mc standards outlined unc standards set out in t Plan comply with SPPR	of Chapter 12

provided in any single apartment scheme, the following shall apply: i. A minimum of 33% of dual aspect	
units will be required in more central	
and accessible urban locations, where it	
is necessary to achieve a quality design in response to the subject site	
characteristics and ensure good street frontage where appropriate in.	
ii. In suburban or intermediate locations it is an objective that there shall	
generally be a minimum of 50% dual	

aspect apartments in a single scheme.	
iii. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha , planning authorities may exercise	

further discretion to consider dual aspect unit provision at a level lower than the 33% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design	

quality in other aspects. **Specific Planning Policy Requirement** **4** **Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by case basis, subject to overall design quality.**	
SPPR 5: Ground level apartment floor to ceiling heights shall be a minimum of 2.7m and shall be increased in certain	Section 12.~~5.4~~**6.7** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 5. The standards set out in the Development Plan comply with SPPR 5.

circumstances, particularly where necessary to facilitate a future change of use to a commercial use. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality. **Specific Planning Policy Requirement 5** **There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core.**	

SPPR 6:	Section 12.~~5.4~~**6.7** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 5.
A maximum of 12 apartments per floor per core may be provided in apartment schemes. This maximum provision may be increased for building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, subject to overall design quality and compliance with building regulations.	The standards set out in the Development Plan comply with SPPR 6.
Specific Planning Policy Requirement	

6 **The provision of new Communal, Community and Cultural facilities within apartment schemes shall only be required in specific locations identified within the development plan and shall not be required on a blanket threshold-based approach in individual apartment schemes.**	
SPPR 7: BTR development must be: a) Described in the public notices	Section 12.~~5.5~~**6.4** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 7. The standards set out in the
associated with a planning application	
specifically as a 'Build-To-Rent' housing	

development that unambiguously categorises the project (or part of thereof) as a long- term rental housing scheme, to be accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such. Such conditions include a requirement that the development remains owned and operated by an institutional entity and	Development Plan comply with SPPR 7.

that this status will continue to apply
for a minimum period of not less than
15 years and that similarly no individual residential units are sold or rented separately for that period;
b) Accompanied by detailed proposals for supporting communal and
recreational amenities to be provided as
part of the BTR development. These facilities to be categorised as:
i. Resident Support Facilities -

comprising of facilities related to the operation of the development for residents such as laundry facilities,		
concierge and management facilities,		
maintenance / repair services, waste management facilities, etc.		

ii. Resident Services and Amenities –		
comprising of facilities for communal recreational and other activities by		

residents including sports facilities,	
shared TV / lounge areas, work / study spaces, function rooms for use as	
private dining and kitchen facilities, etc. **Specific Planning Policy Requirement** **7** **There shall be a presumption against granting planning permission for shared accommodation/co-living development unless the proposed development is required to meet specific demand identified by a local planning authority further to a** **Housing Need and Demand** **Assessment (HNDA) process.**	
SPPR 8:	Section 12.~~5.5~~**6.4** of Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 8.

Specific Planning Policy Requirement 8 For proposals that qualify as specific BTR development in accordance with SPPR 7: (i) No restrictions on dwelling mix and all other requirements of these Guidelines shall apply, unless specified otherwise; (ii) Flexibility shall apply in relation to the provision of a proportion of the storage and private amenity space associated with individual units as set	The standards set out in the Development Plan comply with SPPR 8.

out in Appendix 1 and in relation to the provision of all of the communal
amenity space as set out in Appendix 1, on the basis of the provision of
alternative, compensatory communal
support facilities and amenities within
the development. This shall be at the
discretion of the planning authority. In
all cases the obligation will be on the
project proposer to demonstrate the
overall quality of the facilities provided and that residents will enjoy an

enhanced overall standard of amenity;	
(iii) There shall be a default of minimal or significantly reduced car parking	

provision on the basis of BTR	
development being more suitable for	
central locations and / or proximity to public transport services. The	
requirement for a BTR scheme to have	

a strong central management regime is
intended to contribute to the capacity to establish and operate shared mobility measures.
(iv) The requirement that the majority
of all apartments in a proposed scheme exceed the minimum floor area
standards by a minimum of 10% shall not apply to BTR schemes; (v) The requirement for a maximum of 12

apartments per floor per core shall not apply to BTR schemes, subject to	
overall design quality and compliance with building regulations. **Specific Planning Policy Requirement** **8** **(C) (i) There shall be no requirement or restriction in relation to the provision of en-suite bathrooms for single study bedrooms within Purpose Built Student Accommodation schemes.** **(ii) The minimum required area for a single study bedroom** **without en-suite facilities is 8 sq.m and the minimum required area for a single study bedroom with en-suite facilities is 11.5 sq.m; and statutory plans may not set out minimum required**	

	areas that exceed the minimum required areas set out within this SPPR. **(iii) The minimum space requirements for kitchen/dining/living areas serving 10 and 12 persons are 3.6 sq.m and 3.3 sq.m per person, respectively; and statutory plans may not set out**	
	minimum required areas that exceed the minimum required areas set out within this SPPR. **(D) Where any other requirement or restriction is set out within a statutory plan, this Specific Planning Policy Requirement shall**	

apply to any single student accommodation scheme.	
SPPR 9:	Section 12.5.56.4 of Chapter 12
There shall be a presumption against granting planning permission for shared accommodation / co-living development unless the proposed development is either:	Implementation and Monitoring sets the standards outlined under SPPR 98. The standards set out in the Development Plan comply with SPPR 98.
(i) required to meet specific demand identified by a local planning authority	

further to a Housing Need and Demand Assessment (HNDA) process; or,	
(ii) on the date of publication of these updated Guidelines, a valid planning application to a planning authority, appeal to An Bord Pleanála, or strategic housing development (SHD) planning application to An Bord Pleanála, in which case the application or appeal may be determined on its merits.	

MA68.19

Amendment Ref. No. N/A	
Section(s)	**Page(s)**
New table (5) in Appendix 1 of the proposed Variation.	N/A

To amend a section in the new table (5) in Appendix 1 of the proposed Variation as follows:

Table 5: Implementation of SPPRs under the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

SPPR Number and Description	**Implementation**

SPPR 2 - Minimum Private Open Space Standards for Houses: It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards: 1 bed house 20 sq.m 2 bed house 30 sq.m 3 bed house 40 sq.m 4 bed + house 50 sq.m A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high quality semi private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves. Apartments and duplex units shall be required to meet the private and semiprivate open space requirements set out in the ~~Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2023~~ **Planning Design Standards for Apartments Guidelines for**	Chapter 12 Implementation and Monitoring sets the standards outlined under SPPR 2.

Planning Authorities, 2025 (and any subsequent updates). For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space. In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity. This SPPR will not apply	
