ANNEX A: SEA EVALUATION OF PROPOSED VARIATION LANDS AND POLICY CHANGES

INTRODUCTION

This Annex A provides a summary of preliminary environmental considerations for each of the lands. A polygon-based search of the approximate boundaries of these lands was undertaken using the National Biodiversity Centre (NBDC) to identify records of protected species. This data, whilst validated by the NBDC represents observations specific to the date of observation. The absence of a record of protected species does not automatically mean the species is absent from the site. The records of protected species were filtered to provide results from the past 10 years (2015-2025).

Likewise, a review of aerial imagery was undertaken to identify landuse and preliminary habitat classifications after Fossitt Habitat classification system[1].. The profile of the Proposed Variation lands and Future Strategic Long-Term Development Areas 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. Proximity to Record of Protected Structures and Architectural Conservation Areas is also identified, based on Geographic Information System (GIS) analysis and desktop assessment. Further input from South Dublin County Council provided additional information on these lands as relevant.

The environmental profiles presented here are intended to support preliminary site descriptions and are based on desktop research and GIS analysis only. They do not replace or override site-specific investigations, which should be appropriately scoped and carried out by suitably qualified specialists.

Table 1 below presents the Strategic Environmental Objectives used in the SEA evaluation and Table 2 shows the symbols used through the SEA to indicate positive, negative, capable of being mitigated or neutral impacts on these SEOs.

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

TABLE 1: STRATEGIC ENVIRONMENTAL OBJECTIVES APPLIED:

SDCC Development Plan Strategic Environmental Objectives (SEOs)	
Biodiversity (Flora & Fauna) (B)	(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.
	(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.
	(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping-stones for migration, dispersal and genetic exchange of wild species.
	(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.
Population & Human Health (PHH)	(PHH_1) Provide high quality residential, community, working and recreational environments with access to sustainable transport options
	. (PHH_2) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.
	(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services
	(PHH_4) Protect human health and well-being from environment-related pressures.
Land, Soils & Geology (SG)	(LSG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.
	(LSG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the city.
Water Quality (W)	(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the Water Framework Directive objectives and measures.
	(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.
	(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.
Air Quality & Noise (AN)	(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment, resulting from emissions to air from all sectors-with particular reference to emissions from transport, residential heating and industry.
	(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.

SDCC Development Plan Strategic Environmental Objectives (SEOs)	
	(AN_3) Minimise noise emissions associated with traffic and transport and other noise and wind related industry etc.
Climate Change (CC)	(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.
	(CC_2) Integrate sustainable design solutions into the city's infrastructure (e.g. energy efficient buildings; green infrastructure).
	(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.
	(CC_4) Encourage and promote development resilient to the effects of climate change.
	(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.
Cultural Heritage (CH)	(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from adverse impact from development
Landscape & Visual (LV)	(LV_1) Protect and maintain the special qualities of the landscape character, especially with regard to areas of high amenity, the Dublin Mountain Area, and the River Liffey and River Dodder Valleys.
Material Assets (MA)	(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to match population distribution and protect existing assets, to meet the needs of South Dublin's population. (MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies (MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development. (MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.

TABLE 2: SYMBOLS USED IN THE SEA EVALUATION

No likely interaction with /insignificant impact with SEOs	O	Potential conflict with SEOs – likely to be mitigated	⇳
Likely to improve status of SEOs	↑	Uncertain interactions with SEOs	?
Probable conflict with SEOs – unlikely to be mitigated	↓		

TABLE 3: TEXT CHANGES TO THE SOUTH DUBLIN CDP 2022-2028

		B	PHH	SG	W	AN	CC	CH	LV	MA
Insert new Policy measures after Policy CS2 Objective 2 as follows										
Policy CS 3: Future Long Term 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:Newlands • Belgard Road West • Adamstown South and West • Grange Castle / R136	0	0	0	0	0	0	0	0	0
	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.	0	0	0	0	0	0	0	0	0
	CS3 Objective 2: To ensure that future plan-led holistic development of the Future SDAs is not compromised by premature development.	0	0	0	0	0	0	0	0	0
	CS3 Objective 3:	0	0	0	0	0	0	0	0	0

		B	PHH	SG	W	AN	CC	CH	LV	MA
	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.									
SEA Comment: The above policy and objectives relate to Future Strategic Long Term Development Areas ('Future SDAs'). This will be subject to a plan led approach and are not proposed for rezoning as part of this Proposed Variation. They will be subject to future environmental assessment when rezoning proposals are made in the future, and therefore their own SEA and AA Screening as appropriate. At strategic scale, these lands are identified as potential and not the focus of rezoning. As their landuse zoning currently applies, there is no alteration to previous assessments prepared as part of the SEA and AA of the South Dublin CDP 2022 -2028. Table 3 of this Annex A does provide broad environmental evaluation of these Future SDAs. No interactions with SEOs at this juncture given there is no proposed rezoning.										
	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.	↑	↑	↑	↑	↑	↑	↑	↑	↑
	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	0	0	0	0	0	0	0	0	0

		B	PHH	SG	W	AN	CC	CH	LV	MA
	within the lands and considering flood risk assessment, existing green infrastructure and riparian corridors.									
SEA comment: These objectives are broadly positive across SEOS as they acknowledge the importance of the GI corridor at the county boundary and the Grand Canal pNHA. Adherence to existing environmental protection measures in the South Dublin CDP 2022 -2028 as shown in Chapter 8 of the SEA and ensuring that the GI corridors are considered, surveyed and enhanced to provide robust wildlife corridors and co benefits. CS3 SLO 2 relates to additional studies in terms of land reallocation and at this juncture does not generate any interactions as no specific landuse proposals identified.										
Insert new Specific Local Objectives (SLOs) under Policy CS7 as follows:										
	CS7 SLO2: 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	↕	↑	↕	↕	↕	↑	↕	↕↑	↑

		B	PHH	SG	W	AN	CC	CH	LV	MA
	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, 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 lands in Adamstown	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	↑

		B	PHH	SG	W	AN	CC	CH	LV	MA
	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: 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	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	⇳

		B	PHH	SG	W	AN	CC	CH	LV	MA
	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, 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:	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳↑	⇳

		B	PHH	SG	W	AN	CC	CH	LV	MA
	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 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									

		B	PHH	SG	W	AN	CC	CH	LV	MA
	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 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.	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	⇳
	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.	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	⇳

		B	PHH	SG	W	AN	CC	CH	LV	MA
	CS7 SLO8: 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.	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	⇳
	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.	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	↑
SEA Comment: For the above objectives a plan led and service led approach informed by further studies is proposed. The results of such studies will inform more refined and site specific proposals in the future. At strategic scale, these are considered to be broadly consistent with SEOs with project level assessment and application of the existing South Dublin CDP protection measures applying. SEA Comment: Notwithstanding the above, a number of objectives **CS7 SLO2 to CS7 SLO8** are identified for additional mitigation. For these sites the purpose of the mitigation is to integrate ecological considerations more explicitly given some of the above lands may support significant local populations of protected species, function as local ecological corridors, form part of the county GI and BI network and also require robust buffers from									

		B	PHH	SG	W	AN	CC	CH	LV	MA
key ecological receptors such as hedgerows. For CS 7 SL02 the historical demesne landscape and associations with the Liffey Valley also results in more specific mitigation recommendations. The above mitigation is presented in blue font to strengthen these considerations.										
Insert new Specific Local Objectives (SLOs) under Policy CS8 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. 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.	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	↑
Insert new Specific Local Objectives (SLOs) under Policy CS9 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 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,	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	↑

				B	PHH	SG	W	AN	CC	CH	LV	MA
	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.											
SEA comment: the above objectives are 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, these are considered to be broadly consistent with SEOs with project level assessment and application of the existing South Dublin CDP protection measures applying.												
Insert the following to end of Table 7.5:	Link between Edmondstown Road and Whitechurch Road	New road / street and associated junction upgrades connecting Edmondstown Road and Whitechurch Road.	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.	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	↑
	Edmondstown Road Upgrade	Upgrade of existing road.	To enhance pedestrian, cycling and public transport facilities and access to new residential lands.									
SEA comment: the above link road proposal and upgrades to existing road (Edmondstown Road) will be subject to environmental and ecological assessments as part of any detailed design and consenting process, including as appropriate EIA, AA, EcIA assessments. Mitigation is identified as												

		B	PHH	SG	W	AN	CC	CH	LV	MA
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.										
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	
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 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~~.

	B	PHH	SG	W	AN	CC	CH	LV	MA
SEA comment: 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 many of these lands are frequently in built up and under utilised urban areas.									

TABLE 4: PROPOSED VARIATION LANDS: 16NO. LANDBANKS / SITES SUBJECT OF REZONING / AMENDED ZONING TO PROVIDE FOR RESIDENTIAL DEVELOPMENT

	Name	Proposed landuse zoning change	B	PHH	SG	W	AN	CC	C	LV	MA
1	**Liffey Valley Major Retail Centre**	Proposal: Amend MRC zoning objective to allow for Residential and other residential/town centre uses as "permitted in principle" or "open for consideration" (currently "not permitted")	0	↑	⇳	⇳	⇳	↑	0	⇳	↑
SEA comment: 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 flowing to the north of these lands, some 400m and according to Water Framework Directive (WFD) data is of poor quality. The Liffey Valley Proposed Natural Heritage Area (PNHA) and Liffey Valley Special Amenity Area (SAA) are located approximately 0.41km from these lands. No sites listed on the RPS or ACA in or adjacent to the lands. These lands are largely brownfield and as such interact positively with SEOS such as SG, MA and PHH. The overall low value habitats on the site results in no interaction at strategic scale with BFF SEOS. The implementation of nature-based solutions at project scale could improve overall ecological resources and minimise surface water run-off. Other SEOS are identified as being mitigated through existing SDCC environmental protection measures. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.32 km from these lands and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 10.46 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document.									
2	**St Edmundsbury**	Current Zoning: High Amenity - Liffey Valley Proposal: New Residential (RES-N)	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	↑
	SEA Comment: 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 LIFFEY_180 is the nearest river flowing through this site and according to WFD data is of poor quality. The Liffey Valley Proposed Natural Heritage Area (PNHA) and Liffey Valley Special Amenity Area (SAA) – located at intersection of the northern point of the site. Two protected structures are close to these lands- St. Edmondsbury House, Lucan, Gate Lodge, Pillars & Gates and St.Edmondsbury Detached Two-Bay Two-Storey House & Stable Block. Further protected structures are just west of the site and one across the road as										

	Name	Proposed landuse zoning change	B	PH H	SG	W	AN	CC	C	LV	MA
	follows: Barn & Coach House, Walled Garden, Uncoursed Rubble Limestone Boundary Wall with Attached Bell Tower, Three Storey House, Porch with Colonnades, & Out- offices and Granite Milestone (across road). Given the significance of these lands for the Special Area Amenity Order and the role of the valley as part of the wider River Liffey Park Strategy this proposal would merit very careful consideration to ensure that any future development is of the highest standard and does not detract from the historic demesne landscape associated with the larger St Edmundsbury lands. Potential conflicts with L, CH SEOs in the absence of mitigation. Additional mitigation is further recommended in terms of landscape, ecology in particular to address this issue and minimise risk to ecological receptors in and within the broader lands. 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. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 3.582 km from these lands and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 12.56 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A and B.. : Please see accompanying SFRA document									
3	**Finnstown Castle**	Current Zoning: Open Space Proposal: Residential (RES)	⇳	↑	⇳	⇳	⇳	↑	⇳	⇳	↑
	SEA comment: Based on aerial imagery, these lands display 2 open grassland fields (GA2) with scattered clusters of trees (WD5) and hedgerows (WL1) and tree lines (WL2), an area in the west comprises built land and artificial surfaces (BL3). No records of protected species were returned from NBDC. The LIFFEY_180 is the nearest river flowing above these lands, some 400m and according to WFD data is of poor quality. The Grand Canal Proposed Natural Heritage Area (PNHA) – located approximately 0.97km south from these lands. Finnstown House, Lucan, Two Storey House & Castle are recorded on the RPS. 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. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 3.04 km from these lands and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 15.02 km from these land. All									

	Name	Proposed landuse zoning change	B	PH H	SG	W	AN	CC	C	LV	MA
	proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones.: Please see accompanying SFRA document.										
4	**Adamstown West**	Current Zoning: Rural Proposal: New Residential (RES-N)	⇳	↑	⇳	⇳	⇳	⇳	⇳	⇳	↑
	SEA comment Based: on aerial imagery, these lands are dominated by grassland (GA1) separated by hedgerows (WL1), with scattered trees (WD5), and Farmhouse building (BL3). Protected species returned in NBDC search are: 1x Red Kite (Milvus milvus). The northern internal hedgerow is presented on the 1st Edition OS maps. Retention of same is recommended and should be integrated as part of overall design. The LIFFEY_170 is the nearest river flowing directly through this site and according to WFD data is poor quality. Grand Canal Proposed Natural Heritage Areas (PNHA) – located approximately 1km south from these lands. No protected structures are in or immediately adjacent to these lands. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 2.38 km from these lands and Wicklow Mountains Special Protection Area (SPA) – located approximately 16.11 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones.: Please see accompanying SFRA document									
5	**Tubber Lane, Adamstown**	Current Zoning: Rural Proposal: New Residential (RES-N) and Open Space (OS)	⇳	↑	⇳	⇳	⇳	⇳	⇳	⇳	↑
	Sea comment: 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 runs adjacent to the northern most point of this site and according to WFD is of poor quality. No protected structures are identified on the RPS. Earthwork and limekiln recorded on the site in the SMR.									

	Name	Proposed landuse zoning change	B	PH H	SG	W	AN	CC	C	LV	MA
	AA: R The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 1.61 km from these lands and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 16.27 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA:. The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones.: Please see accompanying SFRA document.										
6	**Edmondstown Road**	Current Zoning: Rural Proposal: Residential (RES)	⇳	↑	⇳	⇳	⇳	⇳	⇳	⇳	↑
	Sea comment Based on aerial imagery, these lands are open land dominated by grass fields (GA2), 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 according to WFD data is of moderate quality. Dodder Valley Proposed Natural Heritage Area (PNHA) is located approximately 3.07 km West from these lands. Protected structure includes: Two Storey Georgian Style House to west of site. AA: The nearest European Sites as the crow flies are Wicklow Mountains Special Area of Conservation (SAC) – located approximately 3.75 km from these lands and Wicklow Mountains Special Protection Area (SPA) – located approximately 3.79 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document										
7	**Citywest**	Current Zoning: Open Space Proposal: New Residential (RES-N)	⇳	↑	⇳	⇳	⇳	⇳	⇳	⇳	↑
	Sea Comments: 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										

	Name	Proposed landuse zoning change	B	PH H	SG	W	AN	CC	C	LV	MA
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 CAMAC_020 borders the site to the south and according to WFD data is of good quality. The Slade of Saggart And Crooksling Glen Proposed Natural Heritage Area (PNHA) is located approximately 1.96 km south from these lands. No protected structures on the lands. There are no visible surviving hedgerows from 1st Edition mapping likely due to the landscaping works undertaken during golf course construction. AA: The nearest European Sites as the crow flies are Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.36 km from these lands and Wicklow Mountains Special Protection Area (SPA) – located approximately 9.99 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document											
8	**Knockmeenagh Lane / N7**	Current Zoning: Enterprise and Employment Proposal: Regeneration zoning (REGEN)	0	↑	↕↑	0	↕	↕	↕	↕	↑
Sea Comment: 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, based on desktop review 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, and according to WFD data is poor quality. Saint Brigid's Cottages Architectural Conservation Area (ACA) is adjacent to these lands. AA: The nearest European Sites as the crow flies are Glenasmole Valley Special Area of Conservation (SAC) – located approximately 6.32 km from these lands and Wicklow Mountains Special Protection Area (SPA) – located approximately 10.06 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document											
9	**Ballynakelly, Newcastle**	Current Zoning: Rural Proposal: New Residential (RES-N) and Open Space (OS)	↕	↑	↕	↕	↕	↕	↕	↕	↑

	Name	Proposed landuse zoning change	B	PH H	SG	W	AN	CC	C	LV	MA
SEA comment: 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 former partially constructed hotel 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 LIFFEY_170 flows close to the northern boundary of the site, and according to WFD data is of poor quality. Grand Canal Proposed Natural Heritage Area (PNHA) – located approximately 2.98 Km north west from these lands. Newcastle Village ACA is located approximately 300m to the north of these lands. Sites of monument and places identifies site within these lands. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 7.57 km from the lands and Poulaphouca Reservoir Special Protection Area (SPA) – located approximately 11.94 km from the lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document										
10	**Kiltipper Road**	Current Zoning: Rural Proposal: Residential (RES)	⇳	↑	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA comment: 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 represents an important local feature, their retention, enhancement and integration in future proposals is recommended. The most westerly central hedgerow is significant being a town boundary hedgerow feature as shown on the 1st Edition OS colour map. The DODDER_040 is the nearest River and according to WFD data is of moderate quality. Glenasmole Valley Proposed Natural Heritage Area (PNHA) is located approximately 1.22 km South from these lands. Protected sites/ACA include Glenville House, Kiltipper Road lies approximately 1km to the East of this site. AA: The nearest European Sites as the crow flies are Glenasmole Valley Special Area of Conservation (SAC) – located approximately 1.21 km from the site and Wicklow Mountains Special Protection Area (SPA) – located approximately 6.12 km from the site. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document										

	Name	Proposed landuse zoning change	B	PH H	SG	W	AN	CC	C	LV	MA
11	**Coldcut Rd**	Current Zoning: Open Space Proposal: New Residential (RES-N Zoning)	⇳	↑	⇳	⇳	⇳	⇳	⇳	⇳	↑
SEA comment: 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 according to WFD data is of poor quality. The Liffey Valley Proposed Natural Heritage Area (PNHA) is located approximately 1.25 km North from these lands. No protected structures or ACA present within or adjacent to these lands. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.64 km and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 10.79 km. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document										
12	**Stonewall, Adamstown**	Current Zoning: Rural Proposal: Residential (RES) and Open Space (OS)	0	↑	0	⇳	⇳	⇳	0	⇳	↑
SEA comment: Based on aerial imagery, these lands show residential area (BL3), partially surrounded by hedgerows (WL1). No protected species records are returned from NBDC search. The lands are built as modular accommodation and conversion to residential would not generate significant adverse effects. Mitigation through existing South Dublin CDP measures may be required for noise and air emissions associated with the transport activities. The LIFFEY_170 runs approximately 400m north of this site and according to WFD data is of poor quality. The Liffey Valley Proposed Natural Heritage Area (PNHA) is located approximately 1.64 km North from these lands. No protected structures or ACA are within or adjacent to these lands. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 1.8 km from the lands and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 16.77 km. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The proposed residential zoning is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document.										

	Name	Proposed landuse zoning change	B	PH H	SG	W	AN	CC	C	LV	MA
13	**Cherryfield Way**	Current Zoning: High Amenity – Dodder Valley Proposal: Residential (RES)	⇳	↑	⇳	⇳	⇳	⇳	⇳	⇳	↑
SEA comment: Based on aerial imagery, these lands are two open grass fields (GA2) located beside built land and artificial surfaces (BL3), with a small farm occupying part of one field. Treeline (WL2) and scattered trees present (WD5). No protected species returned from NBDC search. 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. Existing provision relating to Riparian Corridors are provided in the South Dublin CDP 2022 -2028. The DODDER_040 is the nearest River and according to WFD data is of moderate quality. Dodder Valley Proposed Natural Heritage Area (PNHA) – located approximately 1.05 km West from these lands. Protected sites include Charleville House, Firhouse Road, Knocklyon that lies 200m south of this site. AA: The nearest European Sites as the crow flies are Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.05 km from these lands and Wicklow Mountains Special Protection Area (SPA) – located approximately 5.94 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document.										
14	**Foxhunter**	Current Zoning: Retail Warehousing Proposal: Residential (RES)	0	↑	⇳	⇳	⇳	⇳	⇳	⇳	↑
SEA Comment: 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 according to WFD data is of poor quality. The Liffey Valley Proposed Natural Heritage Area (NHA) – located approximately 0.58 km North-West from the lands. No protected structures or ACA in or adjacent to these lands. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 4.63 km from these lands and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 12.57 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document										
15	**Ninth Lock Road**	Current Zoning: Open Space	⇳	↑	⇳	⇳	⇳	⇳	⇳	⇳	↑

	Name	Proposed landuse zoning change	B	PH H	SG	W	AN	CC	C	LV	MA
		Proposal: Residential									
SEA comment: 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, approximately 1km south and according to WFD data is of poor quality. The Grand Canal Proposed Natural Heritage Area (PNHA) – located approximately 0.66 km South from these lands. Protected structures include: "Neilstown Lodge, Neilstown Road, Clondalkin. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.57 km from these lands and South Dublin Bay and River Tolka Estuary Special Protection Area (SPA) – located approximately 11.74 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document										

TABLE 5: FUTURE STRATEGIC LONG TERM DEVELOPMENT AREAS

Number	Name	Proposed landuse zoning change	B	PHH	SG	W	AN	CC	CH	LV	MA
Newlands		Current Zoning: Rural / Employment/ Open Space retained. Identified as Future Strategic Long Term Development Area.									
SEA comment: Based on aerial imagery, these lands comprise a large site of agricultural (GA2) fields bordered by residential housing (BL3), with hedgerows (WL1) and treelines (WL2) present throughout, and a substantial industrial complex (BL3) located further north. A search of the NBDC for the larger polygon area around Newlands returned the following records: 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) and1x of Hedgehog (Erinaceus europaeus). The CAMAC_040 is the nearest river flowing through the site and according to WFD data is of poor quality. Grand Canal Proposed Natural Heritage Area (PNHA) – located approximately 1.45 km from the site. Protected structures include Newlands Farm, Naas Road, Whitehall, Ballymount Road, Kingswood and Tynan Memorial Cross, Belgard Road, Tallaght. AA: The nearest European Sites as the crow flies are. Glenasmole Valley Special Area of Conservation (SAC) – located approximately 5.02 km from these lands and Wicklow Mountains Special Protection Area (SPA) – located approximately 8.92 km from the site. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail SFRA: The site is slightly within the HEFS 1% and 0.1% AEP flood risk zones in the northwest. Please see accompanying SFRA document										
	Belgard Road	Current Zoning: Rural Identified as Future Strategic Long Term Development Area.									

Number	Name	Proposed landuse zoning change	B	PHH	SG	W	AN	CC	CH	LV	MA
SEA Comment: Based on aerial imagery, these lands show 3 fields (GA2) 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 according to WFD data is of poor quality. Grand Canal Proposed Natural Heritage Area (PNHA) – located approximately 2.45 km north of the lands. Protected structures include Tynan Memorial Cross, Belgard House and Whitehouse. SMR present(DU021-026). 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. AA: The nearest European Sites as the crow flies are Wicklow Mountains Special Area of Conservation (SAC) – located approximately 4.69 km from these lands and Wicklow Mountains Special Protection Area (SPA) – located approximately 8.8 km from these lands. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail. SFRA: The site is not situated within Flood Zones A or B, nor in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document											
	Adamstown South and West (Outer)	Current Zoning: Rural Identified as Future Strategic Long Term Development Area.	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA comment: 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 very ecologically important in the lands around Gollierstown, and flocks of golden plover present on the agricultural lands. The LIFFEY_170 is the nearest river flowing directly through this site and according to WFD data is of poor quality. The Grand Canal Proposed Natural Heritage Areas (PNHA)- located at the southern boundary of these lands. Gollierstown Bridge is a Protected structure. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 2.98 km from these lands and Wicklow Mountains Special Protection Area (SPA) – located approximately 14.68 km from the site. All proposed Variation lands have hydrological connections to Dublin Bay European Sites as follows: North Dublin Bay SAC, South Dublin Bay SAC, South Dublin Bay & Tolka Estuary SPA and North Bull Island SPA - Please see accompanying NIR for further detail.											

Number	Name	Proposed landuse zoning change	B	PHH	SG	W	AN	CC	CH	LV	MA
SFRA The site is partly within the HEFS 0.1% Please see accompanying SFRA document AEP zone in the north, with a section in the HEFS 1% AEP zone adjacent to stream which cuts through the site and runs in a northerly direction. Please see accompanying SFRA document											
Grange Castle (R136)		Current Zoning: Open Space retained. Identified as Future Strategic Long Term Development Area	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳	⇳
SEA comment: 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). The NBDC search returned the following records: 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 LIFFEY_170 flows into this site and according to WFD data is of poor quality. Grand canal Proposed Natural Heritage Area (PNHA) – located approximately 1.27km North from these lands. Protected structures include: Kilcarbery House, Off Nangor Road, Kilcarbery. AA: The nearest European Sites as the crow flies are Rye Water Valley / Carton Special Area of Conservation (SAC) – located approximately 6.08 km from these lands and the Wicklow Mountains Special Protection Area (SPA) – located approximately 11.38 km from these lands. SFRA: However, the site is situated slightly within Flood Zones A and B, and in the HEFS 0.1% and 1% AEP zones. Please see accompanying SFRA document											