



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

VARIATION NO. 4
DUBLIN CITY DEVELOPMENT PLAN 2022-
2028

APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

IN ACCORDANCE WITH THE REQUIREMENTS OF

ARTICLE 6(3) OF THE EU HABITATS DIRECTIVE

AND

SECTION 177U OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

FEBRUARY 2024

ADDENDUM

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, proposed Variation No. 4 together with the accompanying Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) screening reports and determinations and Strategic Flood Risk Assessment (SFRA) was placed on public display for a period of 4 weeks from 7 November to 5 December 2023 (both dates inclusive). During this time members of the public and interested parties were invited to make submissions. The Chief Executive's Report on the submissions received during the public consultation process did not propose any amendments to the proposed Variation.

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, the Members of Dublin City Council resolved to adopt Variation No. 4 of the Dublin City Development Plan 2022-2028, without modification, at their meeting on the 12th February 2024.

Variation No. 4 of the Dublin City Development Plan 2022-2028 is effective as of the 12th February 2024.

As Variation No. 4 was made without modification, the findings of the AA Screening Report and Determination relating to the proposed Variation apply.



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Bhaile Átha Cliath
Dublin City Council

PROPOSED VARIATION NO. 4
DUBLIN CITY DEVELOPMENT PLAN 2022-2028

APPROPRIATE ASSESSMENT (AA) SCREENING REPORT

IN ACCORDANCE WITH THE REQUIREMENTS OF

ARTICLE 6(3) OF THE EU HABITATS DIRECTIVE

AND

SECTION 177U OF THE PLANNING AND DEVELOPMENT ACT 2000 (AS AMENDED)

NOVEMBER 2023

COMHAIRLE CATHRACH BHAILE ÁTHA CLIATH
Dublin City Council
Record of Executive Business and Chief Executive's Orders

Screening Determination for Appropriate Assessment
Under Habitats Directive 92/43/EEC
as transposed under S.I. No 477/2011 European Communities (Birds and Natural Habitats)
Regulations 2011 and the Planning and Development Act 2000, as amended

Concerning proposed Variation No. 4 of the Dublin City Development Plan 2022-2028

Dublin City Council (DCC) as the Competent Authority has undertaken Screening for Appropriate Assessment (AA) under Habitats Directive 92/43/EEC, the European Communities (Birds and Natural Habitats) Regulations 2011 and the Planning and Development Act 2000, as amended, in respect of proposed Variation No. 4 of the Dublin City Development Plan 2022-2028 (the Development Plan). The AA Screening was carried out to determine whether the proposed Variation will have the potential to negatively affect the Conservation Objectives of European Sites and to confirm if a Stage II AA Natura Impact Report is required.

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, the proposed Variation seeks to amend SDRA 3 – Finglas Village Environs and Jamestown Lands and the incorporation of the Jamestown Masterplan 2023 into the Development Plan to include:

- Deletion of section B 'Jamestown Lands' of SDRA 3 and replacement with new text relating to the recently approved Jamestown Masterplan 2023.
- Modification of figure 13-3 to reflect the Jamestown Masterplan.
- New Appendix to include the Jamestown Masterplan 2023.

DCC's Planning and Property Development Department published the Jamestown Masterplan on 21 September 2023. The Masterplan is a detailed refinement of the SDRA framework set out in the Development Plan for 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11. In accordance with the SEA Directive (2002/42/EC) and the provisions of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) (SEA) Regulations 2004-2011 (the SEA Regulations), the approved Masterplan was screened for Strategic Environmental Assessment (SEA). A screening for Appropriate Assessment (AA) was carried out having regard to Article 6(3) of the Habitats Directive. DCC as the Competent Authority, having considered the SEA and AA Screening Reports prepared by DCC, and having consulted with the prescribed environmental authorities, has published final determinations along with the approved Masterplan. A Strategic Flood Risk Assessment (SFRA) and Surface Water Management Strategy was also prepared.

Having regard to Articles 6(3) and 6(4) of the Habitats Directive, it has been determined that the proposed Variation is not necessary for the conservation management of any European Site and is not likely to have a significant effect, individually or in combination with other plans or projects on the Special Conservation Interests / Qualifying Interests and their respective Conservation Objectives of any Natura 2000 site.

This determination has been made following consideration of the information contained in the AA Screening Report prepared by DCC (to which this determination is attached) including consideration of the potential to damage, disturb or result in the loss of qualifying habitat or qualifying species/special conservation interests of European Sites and undermine the conservation objectives of the European Sites.

Order: That Dublin City Council as the Competent Authority having considered the AA Screening Report prepared by Dublin City Council, makes a determination that proposed Variation No. 4 does not have the potential to give rise to likely significant effects on the Special Conservation Interests / Qualifying Interests and their respective Conservation Objectives of any Natura 2000 site, either alone, or in combination with other plans or projects and that a Stage II Appropriate Assessment will not be required.

31/10/23
Date


City Planning Officer

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SECTION 1 – INTRODUCTION

Pursuant to Strategic Development and Regeneration Area (SDRA) 3 of the Dublin City Development Plan 2022-2028 (the Development Plan), Dublin City County Council (DCC) has prepared and approved¹ the Jamestown Masterplan (the Masterplan). Pursuant to Section 13 of the Planning and Development Act 2000, as amended, DCC intends to propose a Variation to the Development Plan.

It is proposed to vary the Dublin City Development Plan 2022-2028 to incorporate the recently approved Jamestown Masterplan 2023 regarding 43 hectares of Jamestown Industrial Estate lands at Jamestown Road, St Margaret's Road / McKee Avenue, Finglas, Dublin 11 by:

- Deleting section B 'Jamestown Lands' of SDRA 3 and inserting new text referencing the approved Jamestown Masterplan 2023.
- Modification of Figure 13-3 to reflect the approved Jamestown Masterplan.
- Incorporation of Jamestown Masterplan 2023 into the Development Plan by way of a new appendix.

DCC's Planning and Property Development Department published the Jamestown Masterplan on 21 September 2023. The Masterplan is a detailed refinement of the SDRA framework set out in the Development Plan.

Following a public consultation process from 27 March to 15 May 2023 (both dates inclusive), the Masterplan was approved at the monthly council meeting on 3 July 2023. Changes to the content of the Draft Masterplan were made following the public consultation process, as set out in report nos. 142/2023 and 150/2023 of the Chief Executive and as amended by motions agreed at the Council Meeting on 3 July 2023.

The Jamestown Masterplan represents an urban design-led and evidence-based approach to the regeneration of this strategic land bank, capitalising on significant state investment in public transportation in accordance with national and regional policy objectives relating to compact and sustainable growth. Accordingly, it has the capacity to deliver new homes, create new and support existing jobs, along with the provision of associated community and educational uses, all underpinned by exemplary urban design principles.

While the Masterplan is given statutory effect by SDRA 3 of the Development Plan, it is proposed to incorporate the approved Masterplan into the Development Plan. This will give full legal status to the Masterplan.

¹ On the 3 July 2023, at its Monthly Council Meeting the elected members of DCC approved the Jamestown Masterplan 2023.

In accordance with the SEA Directive (2002/42/EC) and the provisions of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) (SEA) Regulations 2004-2011 (the SEA Regulations), the approved Masterplan was screened for Strategic Environmental Assessment (SEA). A screening for Appropriate Assessment (AA) was carried out having regard to Article 6(3) of the Habitats Directive. DCC as the Competent Authority, having considered the SEA and AA Screening Reports prepared by DCC, and having consulted with the prescribed environmental authorities, has published final determinations along with the approved Masterplan. A Strategic Flood Risk Assessment (SFRA) and Surface Water Management Strategy was also prepared.

This report provides the findings of the screening exercise that examined the potential for the proposed Variation to result in likely significant effects on European Sites. This report was used by DCC in supporting its Screening for Appropriate Assessment Determination. A Strategic Environmental Assessment (SEA) screening has been completed and a determination made. A Strategic Flood Risk Assessment (SFRA) and Surface Water Management Strategy have also been prepared.

Having regard to Article 6(3) of the Habitats Directive, the Planning and Development Act 2000, as amended, the guidance contained in the Department of Housing, Planning, Community and Local Government's (DHPCLG) *"Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities"* (2010) and based on the objective information provided in this Appropriate Assessment Screening Report, DCC as the Competent Authority determines that the proposed Variation, individually, and in combination with other plans and projects, does not have the potential to give rise to likely significant effects on the Special Conservation Interests / Qualifying Interests and their respective Conservation Objectives of any Natura 2000 site, and does not require an Appropriate Assessment.

No objections were received from the prescribed environmental authorities within the appropriate period.

DCC as the competent authority has determined that Appropriate Assessment is not required in respect of the proposed Variation.

1.1 Legislative Context

In compliance with Article 6(3) of the EU Habitats Directive (92/43/EEC) and EU Birds Directive (2009/147/EC), as transposed into Irish legislation by the Natura 2000 Communities (Birds and Natural Habitats) Regulations 2011 and Section 177U of the Planning and Development Act 2000 (as amended), a screening for Appropriate Assessment of a draft land use plan or application for consent for proposed development 'shall be carried out by the competent authority to assess, in view of best scientific knowledge, if that Land use plan or proposed

development, individually or in combination with another plan or project is likely to have a significant effect on the European Site' (Section 177 U (1)).

Natura 2000 network sites or European Sites are those identified as Sites of Community Importance under the Habitats Directive (Special Areas of Conservation) or classified as Special Protection Areas under the EU Birds Directive (2009/147/EC). The principal trigger for undertaking an *'Appropriate Assessment'* would be if the Masterplan was likely, either directly or indirectly, to have significant effects on a Natura 2000 Network site.

For the purposes of this report, the proposed variation (Masterplan) is the plan being assessed in compliance with Article 6(3) and Section 177U of the Planning and Development Act 2000 (as amended).

This AA Screening assesses, 1) whether the proposed Variation, is directly connected to or necessary for the conservation management of any European site, and 2) whether the proposed Variation, alone or in combination with other plans and projects, is likely² to result in significant³ effects on any European site within the Natura 2000 network in view of its conservation objectives. The purpose of this Screening is to identify whether land use measures facilitated by the proposed Variation will have the potential to adversely affect the conservation objectives of European Sites. Such a conclusion will be arrived at by assessing the nature of current and future land use activities that will be supported by the proposed Variation, the potential for these activities to interact with European Sites occurring within the masterplan's Zone of Influence, and the likely changes that will result from the making of the Variation, in combination with other plans and projects.

Circular Letter SEA 1/08 & NPWS 1/08 issued by the Department of Environment, Heritage and Local Government require that, as a result of European Court of Justice Case 418/04 EC Commission v Ireland, any draft land use plan (or amendments or variations) proposed under the Planning & Development Act 2000 (as amended), specifically Section 177 of the Planning and Development Act (as amended), must be screened for any potential impact on areas designated as Natura 2000 network sites. The results of the Screening should be recorded and made available to the public.

The proposed Variation (Masterplan) has been screened to ascertain if it is required to be subject to an *'Appropriate Assessment'* under the EU Habitats Directive. Based on the *'Methodological guidance on the provision of Article 6(3) and (4) of the EU Habitats Directive 92/43/EEC'*, a *'Screening Matrix'* and a *'Finding of No Significant Effects Matrix'* have been completed and are appended to this report.

This Screening was undertaken by the Planning and Property Development Department of Dublin City Council. A Strategic Environmental Assessment (SEA) Screening Report and determination, a Strategic Flood Risk Assessment (SFRA) and Surface Water Management Strategy have also been prepared.

² "likely" meaning any effect that may be reasonably predicted

³ "significant" meaning not trivial or inconsequential but an effect that is potentially relevant to the Site's conservation objectives (i.e. any effect, which would compromise the functioning and viability of a Site and interfere with achieving the conservation objectives of the Site would constitute a significant effect)

SECTION 2 – METHODOLOGY

2.1 Guidance

This Appropriate Assessment Screening Report has been prepared with regard to the following guidance documents, as relevant:

- Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities. (Department of Environment, Heritage and Local Government, 2010 revision);
- Appropriate Assessment Screening for Development Management (Office of the Planning Regulator, 2021);
- Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular NPW 1/10 & PSSP 2/10;
- Assessment of Plans and Projects in relation to Natura 2000 sites – Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC (European Commission, 2021);
- Communication from the Commission on the precautionary principle (European Commission, 2000);
- Managing Natura 2000 Sites: The Provisions of Article 6 of the Habitat’s Directive 92/43/EEC (European Commission, 2019).
- Volume 6 – Appropriate Assessment (Natura Impact Report), Dublin City Development Plan 2022-2028;
- Volume 6 – Appropriate Assessment Appropriate Assessment Screening Report), Dublin City Development Plan 2022-2028.

2.2 Assessment Methodology

The DHPCLG’s “*Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities*” (2010) outlines the stages involved in undertaking a Screening Assessment of a plan or project that has the potential to have likely significant effects on European Sites. The methodology adopted for the Screening of the Masterplan is informed by this Guidance and was undertaken in the following stages:

1. **Description of the variation** and the receiving environment, and determination as to whether the plan is directly connected to or **necessary for the conservation management of a European Site(s)**;
2. **Identification of European Sites** occurring within the **Zone of Influence** of the variation;
3. Identification of whether or not there are elements of the variation with the **potential to give rise to likely significant effects** – i.e. direct, indirect etc. - on the conservation objectives of European Sites; and,
4. **Identification of other plans or projects** that, in **combination** with the variation, have the **potential to affect European Sites**.
5. **Conclusions of the screening assessment process.**

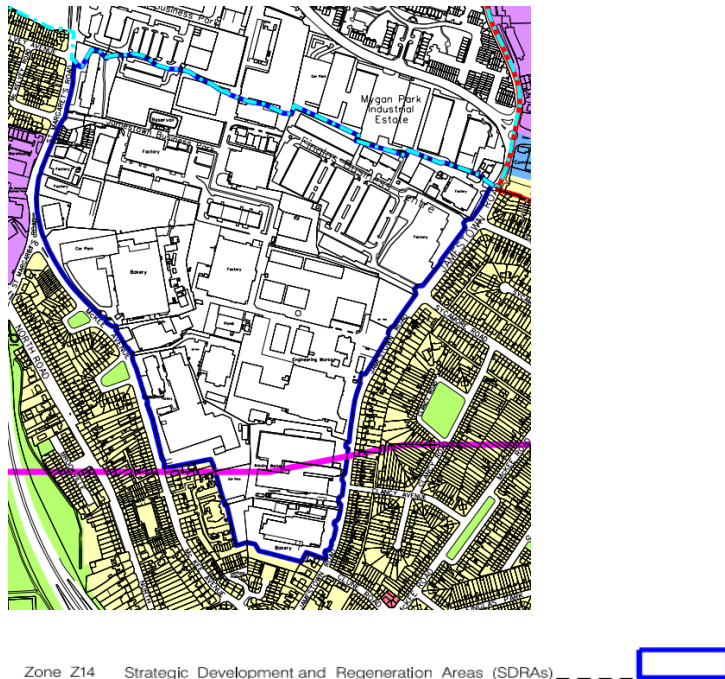
SECTION 3 – PROPOSED VARIATION

3.1 Site location and description

The lands subject to the proposed variation (the Jamestown Masterplan lands) are a c. 43.11-hectare land bank situated to the immediate north of Finglas village and bounded by Jamestown Road to the east, McKee Avenue, and St Margaret’s Road to the west and interfaces with the administrative boundary of Fingal County Council to the north, where the lands are currently characterised by employment/industrial uses. The lands border existing residential dwellings to the south/southwest/southeast. Existing residential dwellings are located along Jamestown Road and McKee Avenue, with a mix of commercial and residential uses along St Margaret’s Road. Charlestown Shopping Centre is located to the northwest of the lands and the proposed Luas extension to Finglas will border the lands, along St Margaret’s Road, terminating at Charlestown. The proposed Core Bus Corridor from Finglas to the City Centre as part of the Bus Connects project will also serve the lands, from Finglas Road to the west.

The Jamestown lands are zoned Z14 (Strategic Development and Regeneration Area) in the Development Plan and are also part of a Strategic Development and Regeneration Area for Finglas Village Environs and Jamestown Lands (SDRA 3). The lands contain several existing industrial estates and a business park that is characterised by buildings/structures with large footprints with low-intensity employment uses. The area also contains several vacant sites and has a poor relationship with the adjoining street network. There is poor permeability through these lands, with private/controlled access to individual premises and across the lands.

Figure 1: Location Map



Source: Map A, Volume 3 – Zoning Maps, Development Plan

3.2 Policy Context

The **National Planning Framework (NPF)** (Project Ireland 2040) states that at least 50% of all new homes for Dublin City and suburbs are required to be delivered within and adjoining its existing built-up footprint. To achieve this, the NPF advocates the reuse/regeneration of large and small ‘brownfield’ land/infill sites, and underutilised lands at locations well served by existing and planned public transport. The NPF particularly highlights the need to focus on underutilised lands within the canals and the M50 ring. The Masterplan supports this policy position.

The **Regional Spatial and Economic Strategy (RSES)** for the Eastern and Midlands Region seeks the consolidation and re-intensification of infill, brownfield, and underutilised lands within Dublin City and its suburbs. 50% of all new homes within Dublin City and its suburbs are to be located in the existing built-up area. The RSES identifies a population target increase for Dublin City (DCC’s administrative area) of circa 100,000 people by 2031. To facilitate this growth the RSES also includes a **Metropolitan Area Strategic Plan (MASP)** for Dublin. The MASP directs future growth to identified Strategic Development Areas located on existing and planned strategic transport corridors and anticipates future growth will also be accommodated on brownfield/infill development lands in the city. The Masterplan supports this policy position.

The **National Transport Authority’s Transport Strategy for the Greater Dublin Area 2022-2042** provides a framework for developing a sustainable transport network. Three key public transportation projects for Dublin City include:

- **Finglas Luas**– the extension of the green line Luas from Broombridge to Charlestown, to the northwest of the Jamestown lands.
- **Bus Connects** – enhancement of Dublin's bus network along with several identified Core Bus Corridors, including Finglas.
- **Metrolink** – proposed rail link from the City Centre to Dublin Airport / Swords. Both the Finglas Luas and Finglas Core Bus Corridor are being designed to integrate and interchange with Metrolink as part of a wider strategic transport network for Dublin.

The Masterplan supports and establishes a plan-led approach to maximising the development of the lands in line with significant State investment in the public transport infrastructure of the area.

Pursuant to the requirements of SDRA 3 of the Development Plan it is a requirement that a Masterplan shall be prepared for the Jamestown lands, which complies with the guiding principles set out in the SDRA, before the lodgement of any planning applications. The purpose of the Masterplan is to ensure that the development of the lands occurs sustainably and coherently, to fulfil National and Regional planning objectives relating to climate change, delivering compact development and sustainable urban growth. Having regard to the complex nature of urban regeneration on brownfield lands, the purpose of the Masterplan is to provide an additional layer of detail to that contained in the Development Plan SDRA, to guide the spatial layout and sequencing of the lands. The Masterplan is consistent with the provisions of the Development Plan, which was subject to parallel and iterative SEA, AA and SFRA processes.

3.3 The Jamestown Masterplan

The rationale for preparing a Masterplan for the Jamestown lands is:

- To provide for more varied and intense mixed uses of these existing low-density mono-use brownfield urban lands within the Dublin Metropolitan Area. The Masterplan supports the National and Regional planning objectives set out in the NPF and RSES / MASP by supporting the area regeneration to deliver a compact and sustainable urban form at this location, to achieve the sustainable use of scarce urban land, and to respond to climate change.
- To maximise the potential of a well-connected but underutilised brownfield low-intensity employment land, situated within the existing built fabric of the City and adjacent to the proposed Luas green line extension to Finglas, and proposed Finglas Core Bus Corridor, as set out in the National and Regional planning objectives in the NPF and RSES / MASP.
- To support the economic revitalisation of Finglas village through the creation of a cohesive urban framework, to ensure that the future development of the lands occurs in a coordinated and sustainable manner that can act as a catalyst to regenerate the village.

The lands subject to the Masterplan comprise a total of c. 43.11 hectares. The SDRA assumed a target density of 100 units per hectare and assumed that approximately 50% of the land would be for residential use. It is anticipated that the remaining land would be comprised of 30% employment/commercial, 10% public open space, and 10% social/community/education. As set out in the Core Strategy of the Development Plan, the Masterplan lands have the potential to deliver an indicative c. 2,220 residential units.

Whilst the volume of land subject to the Masterplan provides for approximately 2,200 residential units in accordance with the core strategy of the Development Plan, the site-specific Masterplan exercise has estimated that the lands have the potential to generate between approximately **3,500-3,800** units while adhering to all guiding principles and the principles of urban design. The Masterplan process has also identified a phasing strategy following detailed consultation with landowners since March 2022, with a significant quantum of the lands expected to remain in employment/industrial uses over the medium to long term (in excess of 15 years). Having regard to this, it is expected that the phase one lands, constituting c. 24.6 hectares, will contain a proportionately higher quantum of residential uses developed at an approximate ratio of 75% residential, 10% employment/commercial and complemented with 15% community and education. Phase two will provide for or maintain/consolidate existing employment uses, resulting in an approximate ratio of 65% residential and 25% employment/commercial, supported by community and ancillary uses at an appropriate ratio to support the entire 43 ha masterplan lands. Phase one has the potential to deliver up to **c. 2,600 units**. The stated figures are based on the building envelopes, form and use mixes modelled.

Delivery of strategic housing within a brownfield, infill or regeneration context is complex due to its context, and delivery of such housing often extends across a series of Development Plans. The capacity provided by the Masterplan lands will aid DCC in meeting its future housing targets in tandem with the other SDRA lands and it

will be particularly relevant to the brownfield targets of the NPF. It is not expected that any significant portion of the overall quantum set out in the Masterplan will be delivered during the lifetime of the current Development Plan, although it is expected that several planning applications will be made for the phase one lands. The approved Masterplan limits the granting of planning permissions for residential developments on Phase Two sites which will be dependent on whether Luas Finglas is under construction or operational. In this context, it is therefore considered that the Masterplan will remain consistent with the Core Strategy and its defining principles of achieving a compact, sustainable mixed-use growth within the existing envelope of the city, supported by high-quality public transport and connectivity. The Masterplan will be subject to review. Therefore, any substantive changes to the scale and nature of development facilitated by the Masterplan, by virtue of changes to land use and phasing, will be assessed and subject to future screenings for AA and SEA within this context.

The land use mix and intensity of development anticipated on the Jamestown lands was assessed in the context of the Development Plan and the SEA, AA and SFRA and it was considered that the Masterplan is consistent with the policy approach for the City, set out in the Development Plan.

SECTION 4 - IDENTIFICATION OF RELEVANT EUROPEAN SITES WITHIN THE ZONE OF INFLUENCE OF THE JAMESTOWN MASTERPLAN (PROPOSED VARIATION)

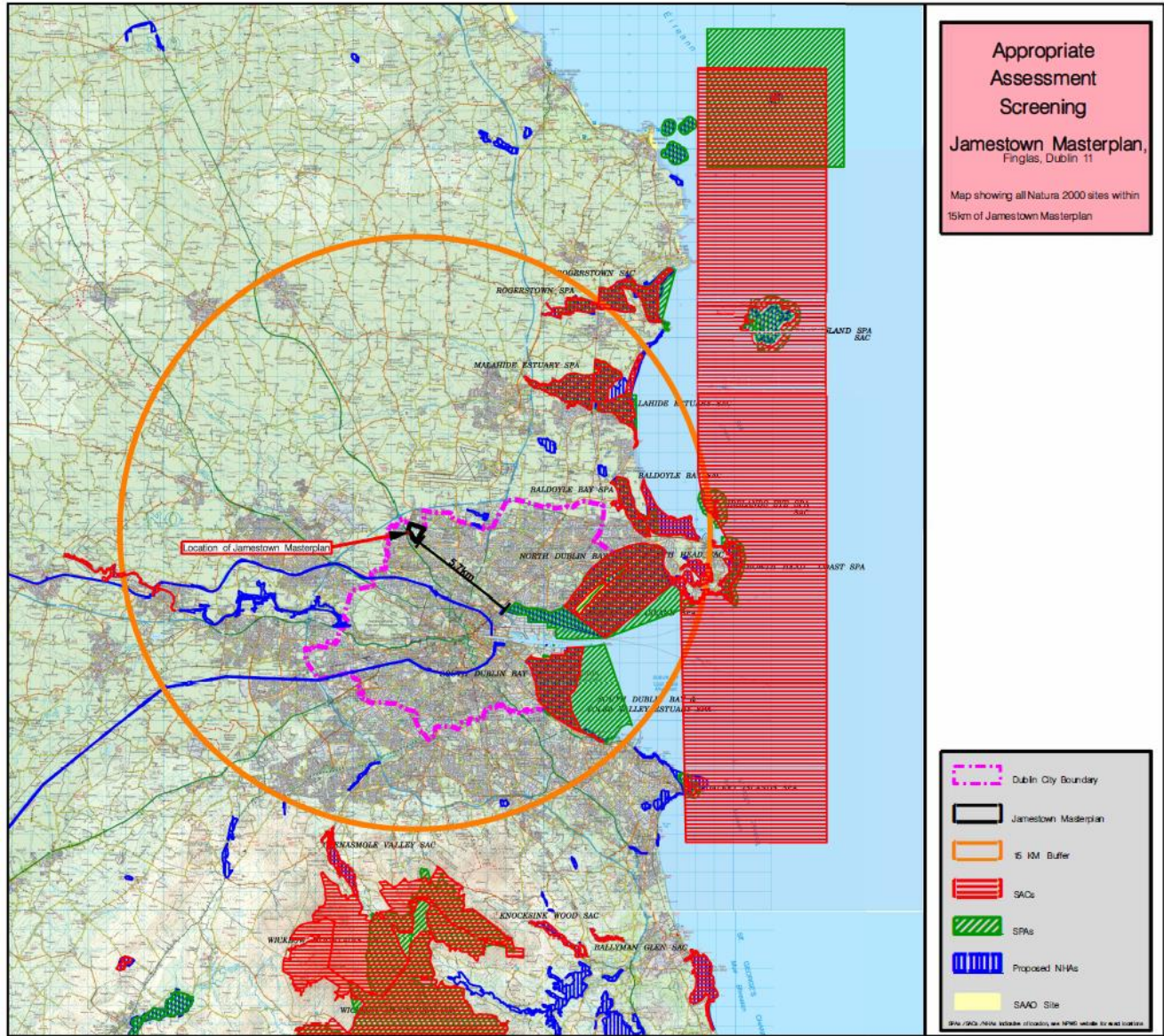
In order to identify the European Sites that could potentially be significantly affected by the implementation of the variation, the Appropriate Assessment Screening and Natura Impact Report of the operational Development Plan was reviewed and those European Sites within a 15 km radius (determined to be the precautionary or potential Zone of Influence (ZOI)) of the Masterplan area were assessed in accordance with DoEHLG recommended procedures for identifying European Sites. In addition, and in line with the methodology followed in the Development Plan, potential connectivity between designated sites (such as river catchments etc.) was also reviewed to identify potential interactions with the plan area and designated sites outside the 15 km zone. It was found that the 15 km buffer zone captured all potentially significant impacts to European Sites arising from the implementation of the Masterplan.

4.1 European Sites within 15km of the Jamestown Masterplan

A total number of 17 no. European Sites, comprising 9 no. SACs and 7 no. SPAs and 1 no. candidate SPA were identified within a 15km radius of the Masterplan area as illustrated in figure 2⁴. These European Sites along with their qualifying features of interest are presented in Tables 1 and 2 below, along with their distance from the proposed variation area.

⁴ Note: The North-West Irish Sea candidate SPA (cSPA) was announced on the 13th July 2023. Please refer to appendix 3 for location map.

Figure 2: European Sites within the potential Zone of Influence of the Jamestown Masterplan⁵



⁵ Please refer to Appendix 3 for the location of the North-West Irish Sea Candidate Special Protection Area.

Table 1: Special Areas of Conservation within 15km of Masterplan (the potential Zone of Influence)

SPECIAL AREAS OF CONSERVATION (SACS)			
Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from Masterplan
000199	Baldoyle Bay SAC	Annex I Habitats: <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Salicornia and other annuals colonising mud and sand [1310] • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] 	c. 10.8 km
000202	Howth Head SAC	Annex I Habitats: <ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] • European dry heaths [4030] 	c. 13.5 km
000205	Malahide Estuary SAC	Annex I Habitats: <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide [1140] • Salicornia and other annuals colonising mud and sand [1310] • Spartina swards (<i>Spartinion maritimae</i>) [1320] • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] 	c. 9.8 km

SPECIAL AREAS OF CONSERVATION (SACS)

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from Masterplan
000206	North Dublin Bay SAC	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • 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 (<i>Glauco-Puccinellietalia maritima</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Embryonic shifting dunes [2110] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] • Humid dune slacks [2190] <p>Annex II Species:</p> <ul style="list-style-type: none"> • <i>Petalophyllum ralfsii</i> (Petalwort) [1395] 	<p>c. 9 km</p> <p>Located within Dublin City Development Plan boundary</p>
000208	Rogerstown Estuary SAC	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • 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 (<i>Glauco-Puccinellietalia maritima</i>) [1330] • Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [1410] • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120] • Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] 	<p>c. 13.7 km</p>
000210	South Dublin Bay SAC	<p>Annex I Habitats:</p> <ul style="list-style-type: none"> • 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] 	<p>c. 9 km</p> <p>Located within the Dublin City Development Plan boundary</p>

SPECIAL AREAS OF CONSERVATION (SACS)

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from Masterplan
002193	Ireland's Eye SAC	Annex I Habitats: <ul style="list-style-type: none"> • Perennial vegetation of stony banks [1220]. • Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]. 	c. 15 km
003000	Rockabill to Dalkey Island SAC	Annex I Habitats: <ul style="list-style-type: none"> • Reefs [1170] Annex II Species: <ul style="list-style-type: none"> • Harbour porpoise <i>Phocoena phocoena</i> [1351] 	c. 15 km
001398	Rye Water/ Carton Valley SAC	Annex I Habitats: <ul style="list-style-type: none"> • Petrifying springs with tufa formation (Cratoneurion) [7220] Annex II Species: <ul style="list-style-type: none"> • <i>Vertigo angustior</i> (Narrow-mouthed Whorl Snail) [1014] • <i>Vertigo moulinsiana</i> (Desmoulin's Whorl Snail) [1016] 	c. 13 km

Table 2: Special Protection Areas within 15km of Masterplan (the potential Zone of Influence)

SPECIAL PROTECTION AREAS (SPAS)			
Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from Masterplan
004006	North Bull Island SPA	<ul style="list-style-type: none"> • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) • Shelduck (<i>Tadorna tadorna</i>) • Teal (<i>Anas crecca</i>) • Pintail (<i>Anas acuta</i>) • Shoveler (<i>Anas clypeata</i>) • Oystercatcher (<i>Haematopus ostralegus</i>) • Golden Plover (<i>Pluvialis apricaria</i>) • Grey Plover (<i>Pluvialis squatarola</i>) • Knot (<i>Calidris canutus</i>) • Sanderling (<i>Calidris alba</i>) • Dunlin (<i>Calidris alpina</i>) • Black-tailed Godwit (<i>Limosa limosa</i>) • Bar-tailed Godwit (<i>Limosa lapponica</i>) • Curlew (<i>Numenius arquata</i>) • Redshank (<i>Tringa totanus</i>) • Turnstone (<i>Arenaria interpres</i>) • Black-headed Gull (<i>Larus ridibundus</i>) • Wetland and Waterbirds [A999] 	<p>c. 8 km</p> <p>Located within Dublin City Development Plan boundary</p>
004015	Rogerstown Estuary SPA	<ul style="list-style-type: none"> • Greylag Goose (<i>Anser anser</i>) [A043] • Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] • Shelduck (<i>Tadorna tadorna</i>) [A048] • Shoveler (<i>Anas clypeata</i>) [A056] • Oystercatcher (<i>Haematopus ostralegus</i>) [A130] • Ringed Plover (<i>Charadrius hiaticula</i>) [A137] • Grey Plover (<i>Pluvialis squatarola</i>) [A141] • Knot (<i>Calidris canutus</i>) [A143] • Dunlin (<i>Calidris alpina</i>) [A149] • Black-tailed Godwit (<i>Limosa limosa</i>) [A156] • Redshank (<i>Tringa totanus</i>) [A162] 	<p>c. 13.7 km</p>

SPECIAL PROTECTION AREAS (SPAS)

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from Masterplan
		<ul style="list-style-type: none"> Wetland and Waterbirds [A999] 	
004016	Baldoye Bay SPA	<ul style="list-style-type: none"> Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) [A046] Shelduck (<i>Tadorna tadorna</i>) [A048] Ringed Plover (<i>Charadrius hiaticula</i>) [A137] Golden Plover (<i>Pluvialis apricaria</i>) [A140] Grey Plover (<i>Pluvialis squatarola</i>) [A141] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A147] Wetland and Waterbirds [A999] 	c. 10.8 km
004024	South Dublin Bay And River Tolka Estuary SPA	<ul style="list-style-type: none"> Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) Oystercatcher (<i>Haematopus ostralegus</i>) Ringed Plover (<i>Charadrius hiaticula</i>) Grey Plover (<i>Pluvialis squatarola</i>) Knot (<i>Calidris canutus</i>) Sanderling (<i>Calidris alba</i>) Dunlin (<i>Calidris alpina</i>) Bar-tailed Godwit (<i>Limosa lapponica</i>) Redshank (<i>Tringa totanus</i>) Roseate Tern (<i>Sterna dougallii</i>) Common Tern (<i>Sterna hirundo</i>) Arctic Tern (<i>Sterna paradisaea</i>) Wetland and Waterbirds 	c. 6.7 km Located within Dublin City Development Plan boundary
004025	SPA (Malahide Estuary SPA)	<ul style="list-style-type: none"> Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) Shelduck (<i>Tadorna tadorna</i>) Pintail (<i>Anas acuta</i>) Goldeneye (<i>Bucephala clangula</i>) Red-breasted Merganser (<i>Mergus serrator</i>) 	c. 9.8 km

SPECIAL PROTECTION AREAS (SPAS)

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from Masterplan
		<ul style="list-style-type: none"> • Great Crested Grebe (<i>Podiceps cristatus</i>) • Oystercatcher (<i>Haematopus ostralegus</i>) • Golden Plover (<i>Pluvialis apricaria</i>) • Grey Plover (<i>Pluvialis squatarola</i>) • Knot (<i>Calidris canutus</i>) • Dunlin (<i>Calidris alpina</i>) • Black-tailed Godwit (<i>Limosa limosa</i>) • Bar-tailed Godwit (<i>Limosa lapponica</i>) • Redshank (<i>Tringa totanus</i>) • Wetland and Waterbirds 	
004113	Howth Head Coast SPA	<ul style="list-style-type: none"> • Kittiwake (<i>Rissa tridactyla</i>) [A188] 	c. 13.6 km
004117	Ireland's Eye SPA	<ul style="list-style-type: none"> • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Herring Gull (<i>Larus argentatus</i>) [A184] • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Guillemot (<i>Uria aalge</i>) [A199] • Razorbill (<i>Alca torda</i>) [A200] 	c. 15 km
004236	North-West Irish Sea cSPA	<ul style="list-style-type: none"> • Common Scoter (<i>Melanitta nigra</i>) [A065] • Red-throated Diver (<i>Gavia stellata</i>) [A001] • Great Northern Diver (<i>Gavia immer</i>) [A003] • Fulmar (<i>Fulmarus glacialis</i>) [A009] • Manx Shearwater (<i>Puffinus puffinus</i>) [A013] • Shag (<i>Phalacrocorax aristotelis</i>) [A018] • Cormorant (<i>Phalacrocorax carbo</i>) [A017] • Common Tern (<i>Sterna hirundo</i>) [A193] • Little Tern (<i>Sterna albifrons</i>) [A195] • Kittiwake (<i>Rissa tridactyla</i>) [A188] • Black-headed Gull (<i>Chroicocephalus ridibundus</i>) [A179] • Common Gull (<i>Larus canus</i>) [A182] 	c. 11 km

SPECIAL PROTECTION AREAS (SPAS)

Site Code	European Site Name	Qualifying Features of Interest/Special Conservation Interests	Distance from Masterplan
		<ul style="list-style-type: none"> • Lesser Black-backed Gull (<i>Larus fuscus</i>) [A183] • Great Black-backed Gull (<i>Larus marinus</i>) [A187] • Little Gull (<i>Larus minutus</i>) [A177] • Herring Gull (<i>Larus argentatus</i>) [A184] • Roseate Tern (<i>Sterna dougallii</i>) [A192] • Arctic Tern (<i>Sterna paradisaea</i>) [A194] • Puffin (<i>Fratercula arctica</i>) [A204] • Razorbill (<i>Alca torda</i>) [A200] • Guillemot (<i>Uria aalge</i>) [A199] 	

In summary, Tables 1 and 2 illustrate that 17 no. European sites are located within the 15km potential Zone of Influence of the proposed variation (Jamestown Masterplan). Four of these sites are located within the administrative boundary of Dublin City Council in Dublin Bay (North Dublin Bay SAC, South Dublin Bay SAC, North Bull Island SPA and South Dublin Bay and River Tolka Estuary SPA)⁶. The Natura Impact Report of the Development Plan notes that each of these European Sites are hydrologically connected to the Development Plan area⁷.

In order to determine if each of these 17 no. European Sites are located in the actual Zone of Influence of the Jamestown Masterplan, the findings of the Natura Impact Report of the Development Plan were reviewed, which considered the following:

- Whether there is **connectivity / a pathway** between the European site (Receptor) and the land subject to the Masterplan (Source). This is considered further in Table 3 below.
- If there are elements of the Masterplan identified as having the potential to result in development/land use **activities which could result in negative ecological effects** for any European Sites (this is considered further in Section 5).

4.2 Assessment of connectivity/pathways between European Sites and Jamestown Masterplan

European Sites and their associated qualifying features are identified as occurring in the Zone of Influence of a plan where a **source-pathway receptor linkage** is established between the lands subject to that plan and European Sites (such as hydrological pathways), or where the lands subject to the plan are likely to play an important role in supporting populations of mobile species (i.e. migratory birds etc.) that are listed as special conservation interests/qualifying species for surrounding European Sites.

Table 3 below assesses whether or not each of the identified Natura 2000 sites is deemed to be within the Zone of Influence, by virtue of a source pathway receptor linkage, as set out in the Natura Impact Report of the Development Plan.

⁶ The North-West Irish Sea cSPA announced on the 13th July 2023 extends offshore from Dublin Bay and is ecologically connected to several other SPAs in the area.

⁷ With the exception of the North-West Irish Sea cSPA which was announced on 13th July 2023.

Table 3: Assessment of connectivity/pathways between European Sites and Jamestown Masterplan⁸

European Site	Potential pathway identified between European Sites within the Zone of Influence of the Masterplan
Baldoyle Bay SAC	<p>Yes. This SAC is located approximately 10.8 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway.</p>
Howth Head SAC	<p>Yes. This SAC is located approximately 13.5 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there are potential air quality impacts.</p>
Malahide Estuary SAC	<p>Yes. This SAC is located approximately 9.8 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway.</p>
North Dublin Bay SAC	<p>Yes. This SAC is located within the Dublin City Development Plan area. It is located approximately 9km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway and potential for loss or degradation of habitat.</p> <p>The hydrological pathway is via the Finglas Stream, which connects to the River Tolka, connecting the site to Dublin Bay.</p>
Rogerstown Estuary SAC	<p>Yes. This SAC is located approximately 13.7 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway.</p>
South Dublin Bay SAC	<p>Yes. This SAC is located within the Dublin City Development Plan area. It is located approximately 9km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway and potential for loss or degradation of habitat.</p> <p>The hydrological pathway is via the Finglas Stream, which connects to the River Tolka, connecting the site to Dublin Bay.</p>
Ireland's Eye SAC	<p>Yes. This SAC is located approximately 15 km from the Masterplan area.</p>

⁸ In accordance with Table 9 of the Natura Impact Report (Volume 6, Dublin City Development Plan 2022-2028).

European Site	Potential pathway identified between European Sites within the Zone of Influence of the Masterplan
	In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway, potential for loss or degradation of habitat and potential for disturbance/displacement of species.
Rockabill to Dalkey Island SAC	<p>Yes. This SAC is located approximately 15 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway, potential for loss or degradation of habitat and potential for disturbance/displacement of species.</p>
Rye Water / Carton Valley SAC	No. This SAC is located approximately 13 km from the Masterplan. This European Site is located outside the Zone of Influence of the Masterplan due to the absence of source pathway receptor linkage.
North Bull Island SPA	<p>Yes. This SPA is located within the Dublin City Development Plan area. It is located approximately 8 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway, potential for loss or degradation of habitat both within the SPA and at ex-situ sites and potential for disturbance/displacement of species.</p> <p>The hydrological pathway is via the Finglas Stream, which connects to the River Tolka, connecting the site to Dublin Bay.</p>
Rogerstown Estuary SPA	<p>Yes. This SPA is located approximately 13.7 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway, potential for loss or degradation of habitat both within the SPA and at ex-situ sites, and potential for disturbance/displacement of species.</p>
Baldoye Bay SPA	<p>Yes. This SPA is located approximately 10.8 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway, potential for loss or degradation of habitat both with the SPA and at ex-situ sites, and potential for disturbance/displacement of species.</p>
South Dublin Bay And River Tolka Estuary SPA	<p>Yes. This SPA is located within the Dublin City Development Plan area. It is located approximately 6.7 km from the Masterplan area.</p> <p>In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway, potential for loss or degradation of habitat both within the SPA and at ex-situ sites, and potential for disturbance/displacement of species.</p>

European Site	Potential pathway identified between European Sites within the Zone of Influence of the Masterplan
	The hydrological pathway is via the Finglas Stream, which connects to the River Tolka, connecting the site to Dublin Bay.
Broadmeadow/ Swords Estuary SPA (Malahide Estuary SPA)	Yes. This SPA is located approximately 9.8 km from the Masterplan area. In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway, potential for loss or degradation of habitat both within the SPA and at ex-situ sites, and potential for disturbance/displacement of species.
Howth Head Coast SPA	Yes. This SPA is located approximately 13.6 km from the Masterplan area. In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway and potential for degradation of habitat.
Ireland's Eye SPA	Yes. This SPA is located approximately 15 km from the Masterplan area. In accordance with the Natura Impact Report of the Dublin City Development Plan 2022-2028 there is a hydrological pathway and potential for degradation of habitat.
North-West Irish Sea cSPA	Yes. This cSPA is located approximately 11 km from the Masterplan area. This cSPA is ecologically connected to several other SPAs in the area. There is a hydrological pathway and potential for disturbance/displacement of species. The hydrological pathway is via the Finglas Stream, which connects to the River Tolka, connecting the site to Dublin Bay.

Potential hydrological and other pathways between European Sites and the Jamestown Masterplan have been highlighted in Table 3 above. In line with the results of the AA undertaken for the Development Plan, Tables 1, 2 and 3 above illustrate that the Masterplan could potentially impact, either directly or indirectly, the following European Sites by virtue of their physical proximity/source pathway receptor linkage:

Within / adjacent to the DCC administrative area

- North Dublin Bay SAC
- South Dublin Bay SAC
- North Bull Island SPA
- South Dublin Bay and River Tolka Estuary SPA
- North-West Irish Sea cSPA

Outside the DCC administrative area

As identified in Table 3 above and in accordance with the Natura Impact Report of the Development Plan, 6 SACs and 5 SPAs are within the Zone of Influence of the proposed variation by virtue of a source pathway receptor linkage.

4.3 Conclusion

The existence of a pathway does not automatically equate to the likelihood of a significant effect occurring (i.e. where a pathway exists but the magnitude of the potential impact generated at the source is sufficiently small, the likelihood of the pathway giving rise to a significant effect can be ruled out). This is explored further in Section 5 of this report where the potential for the variation to give rise to likely significant effects is assessed.

In line with the methodology of the AA carried out on the Development Plan, 16 no. sites have been identified as coming within the Zone of Influence of the proposed variation. The next step of this Screening is to examine the nature and extent of the Masterplan (proposed variation) in order to assess its potential to result in likely significant effects on the European Sites identified above as occurring within the Zone of Influence.

SECTION 5 – POTENTIAL FOR THE VARIATION TO GIVE RISE TO LIKELY SIGNIFICANT EFFECTS

Pursuant to the requirements of SDRA 3, the Masterplan sits within the framework of the operational Development Plan. The Development Plan sets the strategic planning policy framework for all projects and development in the City (excluding Strategic Development Zones). All planning proposals are assessed against the policies and objectives of the Development Plan and all lower plans must be consistent with the Development Plan. The Jamestown lands have been identified as having significant potential for regeneration and providing new brownfield redevelopment within the City, proximate to existing services and planned high-quality public transport investment (Luas Finglas and BusConnects). In accordance with SDRA 3, to ensure that the development of the Jamestown lands occurs sustainably and coherently, no planning application may be lodged until a time that a Masterplan is agreed upon with DCC. The guiding principles of the SDRA, including the requirement for a Masterplan, have been considered in the context of the AA and SEA carried out as part of the Development Plan. The Masterplan (proposed variation) is compatible, with and complementary to, the policies and objectives of the operational Development Plan.

The individual elements of the Masterplan are outlined in Section 3. As set out in the Core Strategy of the Development Plan, the Masterplan lands have the potential to deliver an indicative c. 2,220 residential units, which assumed a target density of 100 units per hectare and assumed that 50% of the lands would be in residential use. The Masterplan exercise has estimated that the lands have the potential to generate between approximately **3,500-3,800** units, while adhering to all guiding principles and the principles of urban design. As outlined in Section 3, following detailed consultations with landowners since March 2022, it is expected that c. 50% of the lands will remain largely in employment/industrial uses over the medium to long term (in excess of 15 years). It is therefore anticipated that the capacity provided by the Core Strategy can potentially be delivered on phase one lands.

Delivery of strategic housing within a brownfield, infill or regeneration context is complex due to its context, and delivery of housing often extends across a series of Development Plans. Therefore, it is not expected that any significant portion of the overall quantum set out in the Masterplan will be delivered during the lifetime of the current City Development Plan, although it is expected that several planning applications will be made for the phase one lands. The Masterplan limits the granting of planning permissions for residential developments on Phase Two sites which will be dependent on whether Luas Finglas is under construction or operational. In this context, it is therefore considered that the Masterplan will remain consistent with the Core Strategy and its defining principles of achieving a compact, sustainable mixed-use growth within the existing envelope of the city, supported by high-quality public transport and connectivity.

It is anticipated that the Masterplan will be subject to review. Therefore, any substantive changes to the scale and nature of development facilitated by the Masterplan, by virtue of changes to land use and phasing, will be assessed and subject to future screenings for AA and SEA within this context.

Therefore, the land use mix and intensity of development anticipated on the Jamestown lands were considered in the context of the Development Plan and the SEA, AA and SFRA. The Jamestown Masterplan (proposed variation) is consistent with the policy approach for the City, set out in the Development Plan.

The proposed variation will not have the potential to result in land uses or activities over and above those previously assessed, and identified, as part of the Appropriate Assessment of the Development Plan. On this basis, there will be no potential for the variation to result in likely significant effects on European Sites.

SECTION 6 - IN-COMBINATION EFFECT WITH OTHER PLANS & PROJECTS

As part of the Habitats Directive Article 6(3) assessment process, consideration must be given to the potential for the variation to combine with other plans or projects to result in cumulative negative effects on European Sites.

The Development Plan sits at the Local Government level of the Spatial Planning Hierarchy in Ireland - below the Regional Assembly and Government levels. The Development Plan sits at the top of the Local Government Level Spatial Planning Hierarchy and it influences Local Area Plans, with the requirement that all lower plans must be consistent with the Development Plan.

In this context, consideration has been given to the variation's potential to combine with several other plans relevant to the wider surrounding area. A non-exhaustive list of the plans and strategies assessed as part of the in combination assessment are listed below.

List of plans and strategies:

- Project Ireland 2040 - The National Planning Framework (NPF)
- Project Ireland 2040 – National Development Plan 2018-2027 (updated 2021-2030)
- Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031
- Climate Action Plan 2019 (Government of Ireland, June 2019)
- Climate Action Plan 2019: To Tackle Climate Breakdown (DCCAIE, 2019)
- National Adaptation Framework. Planning for a Climate Resilient Ireland (DCCAIE, 2018)
- National Energy Efficiency Action Plan (2009-2020) (DCENR, 2009) and Ireland's Fourth National Energy Efficiency Action Plan 2017-2020 (DCCAIE, 2017)
- National Renewable Energy Action Plan (NREAP) (2010-2020)
- National Marine Planning Framework (2021)
- Offshore Renewable Energy Development Plan (2019)
- Strategy for Renewable Energy (2012-2020) (DCENR, 2012)
- Dublin City Council Climate Action Plan 2019-2024 (and DCC Climate Change Action Plan Annual Progress Report 2020)
- Other climate related policies, plans and programmes (e.g. the National Policy Position on Climate Action and Low Carbon Development, Low Carbon Development Act 2015 and White Paper Ireland's Transition to a Low Carbon Energy Future 2015, the National Adaptation Framework 2018)
- National Energy Efficiency Action Plan (2009-2020) (DCENR, 2009) and Ireland's Fourth National Energy Efficiency Action Plan 2017-2020 (DCCAIE, 2017)
- National Renewable Energy Action Plan (NREAP) (2010-2020)
- Strategy for Renewable Energy (2012-2020) (DCENR, 2012)
- Other energy policies, plans and programmes (e.g. Grid25 and associated Implementation Programme, Ireland's National Renewable Energy Action Plan 2010, Strategy for Renewable Energy 2012-2020, National Energy and Climate Plan 2021-2030 and the Renewable Electricity Policy and Development Framework)

- Ireland’s Grid Development Strategy; Your Grid, Your Tomorrow (EirGrid, 2017); and the Draft Grid Implementation Plan 2017-2022 (EirGrid, 2018)
- Eastern-Midlands Regional Waste Management Plan 2015–2021
- Irish Water National Water Resources Plan – Framework Plan (2021)
- Irish Water: Water Services Strategic Plan 2015 / Capital Investment Programme Greater Dublin Strategic Drainage Study 2005
- Greater Dublin Area Transport Strategy 2022-2042
- Smarter Travel: A Sustainable Transport Future, A new Transport policy for Ireland, 2009 – 2020 (and Review Actions of Smarter Travel Policy)
- Greater Dublin Area Cycle Network Plan 2013
- River Basin Management Plan for Ireland 2018-2021 (DHPLG, 2018)
- Liffey-Dublin Bay River Basin Flood Risk Management Plan 2019
- The Planning System and Flood Risk Management – Guidelines for Planning Authorities (DEHLG, 2009)
- Greater Dublin Regional Code of Practice for Drainage Works V.6
- National Wastewater Sludge Management Plan 2016
- Dublin Bay Biosphere Biodiversity Conservation and Research Strategy 2016-2020
- Dublin City Invasive Species Action Plan 2016-2020
- Dublin City Development Plan 2022 – 2028
- Dublin City Biodiversity Action Plan 2021-2025
- Dublin City Parks Strategy 2019 – 2022
- Dublin City Tree Strategy 2016-2020
- National Countryside Recreational Strategy
- National Biodiversity Action Plan 2017-2021
- Noise Action Plan for the Dublin Agglomeration 2018-2023
- Dublin City Council’s Litter Management Plan 2020-2022
- Fingal Development Plan 2017-2023
- Dun Laoghaire-Rathdown County Development Plan 2022- 2028
- South Dublin County Development Plan 2022-2028
- Ballymun Local Area Plan
- Parkwest-Cherry Orchard Local Area Plan
- Poolbeg West Strategic Development Zone (SDZ) Planning Scheme 2019
- North Lotts and Grand Canal Dock Strategic Development Zone (SDZ) Planning Scheme 2014
- Grangegorman SDZ 2012

Given that the masterplan (proposed variation), as identified in Sections 3 and 5 above, will not result in significant land use effects or activities that have the potential to result in likely significant effects on European Sites, there will be no potential for the adoption of the variation to combine with the above-listed plans and projects or any other plans or projects to result in likely significant effects to European Sites.

SECTION 7 – APPROPRIATE ASSESSMENT SCREENING CONCLUSION

This Appropriate Assessment screening concludes that the proposed Variation will not result in land use effects that will have the potential, alone or in combination with other plans or projects, to result in likely significant effects on European Sites. In light of the findings of this report, it can be concluded by Dublin City Council that the proposed Variation is not likely, alone or in combination with other plans or projects, to have a significant effect on any European Sites in view of their conservation objectives.

APPENDIX 1 - SCREENING MATRIX

A Screening Matrix, in line with European Commission (2001) Guidelines is provided in the Table below.

Brief Description of Project or Plan

Pursuant to Strategic Development and Regeneration Area (SDRA) 3 of the Dublin City Development Plan 2022-2028, Dublin City County Council (DCC) has prepared the Jamestown Masterplan, to ensure that the development of the Jamestown lands occurs sustainably and coherently. Pursuant to Section 13 of the Planning and Development Act 2000, as amended, DCC proposes a Variation to the Development Plan.

Brief description of the European Sites

In line with the methodology of the AA carried out on the Development Plan, 16 no. sites have been identified as coming within the Zone of Influence of the Masterplan. These European Sites are identified and described in Tables 1 and 2 of Section 4.

Assessment Criteria

Describe the individual elements of the Masterplan (either alone or in combination with other plans or projects) likely to give rise to impacts on the European Sites.

The land use implications of the Masterplan have been assessed in Sections 3 and 5 of this Screening report and it has been found that the Masterplan will not have the potential, alone or in combination with other plans or projects, to result in likely significant effects to European Sites.

Describe any likely direct, indirect or secondary impacts of the Masterplan (either alone or in combination with other plans or projects) on the European site by virtue of:

Size and scale;

The size and scale of the area subject to the Masterplan are consistent with the operational Development Plan. Any intensification of land use of the subject lands is facilitated by the current land use zoning of the Development Plan. The Masterplan is not predicted to have any likely impacts on the conservation function of any European site with respect to its size or scale. The Masterplan will not, either alone or in combination with other plans or projects, have any impact on European Sites by virtue of its size and scale.

Land-take;

It is not predicated that there will be additional land take arising from the implementation of the Masterplan. The Masterplan will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of additional land take.

Distance from European site or key features of the site;

Full details are provided in Tables 1 and 2 of Section 4 above.

Resource requirements (water abstraction etc);

It is not predicted that there will be significant additional resource requirements arising from the implementation of the Masterplan. In line with the operational Development Plan, resource supply, including potable water, will be provided from existing municipal infrastructure/established networks in line with NPF and RSES water demand allocations for the Greater Dublin Area. The Development Plan includes the necessary policies, objectives and standards to ensure that no adverse impact will arise, singularly or in a cumulative manner. The Masterplan will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of resource requirements.

Emission (disposal to land, water or air);

It is not predicted that there will be additional emissions arising from the implementation of the Masterplan. The most likely potential indirect or secondary impact on a European site is by way of effluent discharge from the Ringsend wastewater treatment plant which serves the entire Dublin region to Dublin Bay. Any future development proposal will be subject to a planning application which is required to satisfy the requirements of the Development Plan and to be subject to a project-specific AA Screening, with any forthcoming planning permissions to be subject to conditions to ensure disposal to land, water and air has no impact on any European site. The operational Development Plan includes the necessary policies, objectives and standards to ensure that no adverse impact will arise, singularly or in a cumulative manner.

The Masterplan will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of emissions (disposal to land, water or air).

Excavation requirements;

It is not predicted that there will be additional excavation requirements arising from the implementation of the Masterplan. The Masterplan will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of excavation requirements.

Transportation requirements;

The subject lands are situated within the existing built fabric of Finglas and the built-up area of Dublin City, which is served by existing, and will be served by planned, public transport. In line with the Development Plan policy, local traffic/mobility assessments may be required in respect of future developments. The Masterplan will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of transportation requirements.

Duration of construction, operation, decommissioning, etc;

It is not predicted that there will be additional construction, operation or decommissioning requirements arising from the implementation of the Masterplan (i.e. over and above the current zoning). The operational Development Plan includes the necessary policies, objectives and standards to ensure that no adverse impact will arise, singularly or in a cumulative manner. The Masterplan will not, either alone or in combination with other plans or projects, have any impact on European Sites by way of construction, operation or decommissioning requirements.

Other

None.

In summary, the Masterplan will not result in land use effects that have the potential, alone or in combination with other plans or projects, to result in likely significant effects on European Sites.

In light of this conclusion, there will be no potential for the Masterplan to result in direct, indirect or secondary effects on European Sites.

Describe any likely changes to the site arising as a result of:

Reduction of habitat area:

Not applicable.

Disturbance to key species;

Not applicable.

Habitat or species fragmentation;

Not applicable.

Reduction in species density;

Not applicable.

Changes in key indicators of conservation value

Not applicable.

Climate change:

Not applicable.

In summary, the Masterplan will not result in land use effects that have the potential to result in the: reduction in the extent of qualifying habitats of European Sites in the wider surrounding area; disturb qualifying species of European Sites in the wider surrounding area, or disturb the species that underpin the status of qualifying habitats of European Sites in the wider surrounding area; fragmentation of qualifying habitats or species populations; changes in key indicators of conservation value such as water quality or the attributes that underpin the conservation status of the qualifying feature of interest of European Sites in the wider surrounding area; emission of greenhouse gases that could contribute towards climate change.

Describe any likely impacts on the European Sites as a whole in terms of:

Interference with the key relationships that define the structure of the site;

No predicted likely impact on the structure of any European Site.

Interference with key relationships that define the function of the site;

No predicted likely impact on the conservation function of any European Site.

In summary, as the masterplan, alone or in combination with other plans or projects, will not have the potential to interact with any European Sites or their qualifying features of interest, it will not have the potential to interfere with key relationships that define the structure and function of European Sites.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

Loss;

Not applicable.

Fragmentation;

Not applicable.

Disruption;

Not applicable.

Disturbance;

Not applicable.

Change to key elements of the site (e.g. water quality etc);

Not applicable.

In summary, as the masterplan, alone or in combination with other plans or projects, will not have the potential to interact with any European Sites or their qualifying features of interest it will not have the potential to result in the: loss of qualifying habitats or habitats upon which qualifying species rely; fragmentation qualifying habitats or habitats upon which qualifying species rely; disruption qualifying habitats or habitats upon which qualifying species rely; disturbance qualifying habitats, habitats upon which qualifying species rely or qualifying species; and, change to key elements of European Sites (e.g. water quality etc.).

Describe from the above those elements of the project or plan, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known.

There are no predicted likely impacts on the conservation function of any European Sites arising from the Masterplan in combination with the above plans or projects.

APPENDIX 2 – FINDING OF NO SIGNIFICANT EFFECTS MATRIX

Name of Project or Plan:	Variation no. 4 of the Dublin City Development Plan 2022-2028
Name and location of European Sites:	Relevant European Sites area are identified in Section 4 above.
Description of the Project or Plan	As provided in the Screening Matrix above and Section 3 of this report.
Is the Project or Plan directly connected with or necessary to the management of the site (provide details)?	No. See Section 4 above.
Are there other projects or plans that together with the project or plan being assessed could affect the site (provide details)?	No. full details in Section 6 above.

The Assessment of Significance of Effects	
Describe how the project or plan (alone or in combination) is likely to affect the European Sites:	No predicted likely impact on the conservation function of any European Sites.

Explain why these effects are not considered significant:

The Masterplan provides for sustainable development in accordance with the Development Plan and the principles of proper planning and sustainable development.

Section 3 examines the Masterplan in detail and concludes that it will not have the potential to result in land use activities over and above those previously assessed, identified (and mitigated against) as part of the Appropriate Assessment of the Development Plan, and on this basis, there are no predicted likely impacts on the conservation structure or function of any European Sites arising from the masterplan.

The land subject to this Masterplan is brownfield in nature and accommodates a range of low-intensity, low-density uses – with some sites exhibiting underuse, vacancy and dereliction.

Taking into consideration the unused and underused nature of the subject lands at present, the proximity of the lands to the established district centre of Finglas village, established residential areas and the projected requirements for significant additional housing provision over the coming years, the Masterplan will facilitate a more appropriate use for these lands.

It is not predicted that there will be additional requirements arising from the Masterplan in terms of:

- size and scale
- land-take
- resources
- excavation
- emissions
- transportation
- construction, operation or decommissioning

On this basis, it is concluded that there are not likely to be changes to the sites' habitats or species arising as a result of:

- loss
- fragmentation
- disruption

	<ul style="list-style-type: none"> • disturbance • changes to other key indicators of significance
<p>List of Agencies Consulted:</p>	<p>Environmental Protection Agency sea@epa.ie</p> <p>Minister for Housing, Local Government and Heritage sea@housing.gov.ie</p> <p>Development Applications Unit of the Department of Housing, Local Government and Heritage Manager.DAU@housing.gov.ie</p> <p>Minister of Environment, Climate and Communications PlanningNotifications@decc.gov.ie</p> <p>Minister of Agriculture, Food and the Marine Environmental_Co-ordination@agriculture.gov.ie</p> <p>Fingal County Council planning@fingalcoco.ie</p> <p>South Dublin County Council planningdept@sdcc.ie</p> <p>Dún Laoghaire-Rathdown County Council planningsecretariat@dlrcoco.ie</p>

Response to Consultation	<p>No responses or objections were received from the prescribed environmental consultees.</p> <p>Of note the environmental prescribed bodies provided feedback during the preparation of the Jamestown Masterplan 2023 (as adopted in September 2023).</p>
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Data Collected to Carry out the Assessment	
Who carried out the Assessment?	<p>Planning and Property Development Department Dublin City Council</p>
Sources of Data	<p>See Section 2.1.</p>
Level of Assessment Completed	<p>Desktop study.</p>
Where can the full results of the assessment be accessed and viewed	<p>This document contains the full results of the Appropriate Assessment Screening exercise and will be placed on display with the proposed Variation.</p>
Overall Conclusion	<p>Stage 1 Screening indicates that the proposed Variation will not have any significant cumulative, direct or indirect impacts upon any of the Natura 2000 network sites. Therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process.</p>

APPENDIX 3 – NORTH-WEST IRISH SEA CANDIDATE SPECIAL PROTECTION AREA

