

**STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)
SCREENING REPORT**

**DUBLIN CITY COUNCIL
SCREENING TO DETERMINE THE NEED FOR STRATEGIC ENVIRONMENTAL
ASSESSMENT (SEA) OF:
PROPOSED VARIATION (NO. 6) OF THE DUBLIN CITY DEVELOPMENT PLAN
2022 – 2028**

Pursuant to the European Union Directive 2001/42/EC, and the Planning and
Development (Strategic Environmental Assessment) Regulations 2004 & 2011

1.0 Proposed Variation (No. 6) of Dublin City Development Plan 2022-2028

It is proposed to vary the Dublin City Development Plan 2022-2028, by changing the land use zoning objective pertaining to lands at One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15:

From: Zoning Objective Z1 ‘Sustainable Residential Neighbourhoods’ - *To protect, provide and improve residential amenities.*

To: Zoning Objective Z3 ‘Neighbourhood Centres’ - *To provide for and improve neighbourhood facilities.*

The relevant lands are 0.07 ha in area and are delineated on Figure 1 below, an extract from Map A, Volume 3 of the Dublin City Development Plan 2022 – 2028.

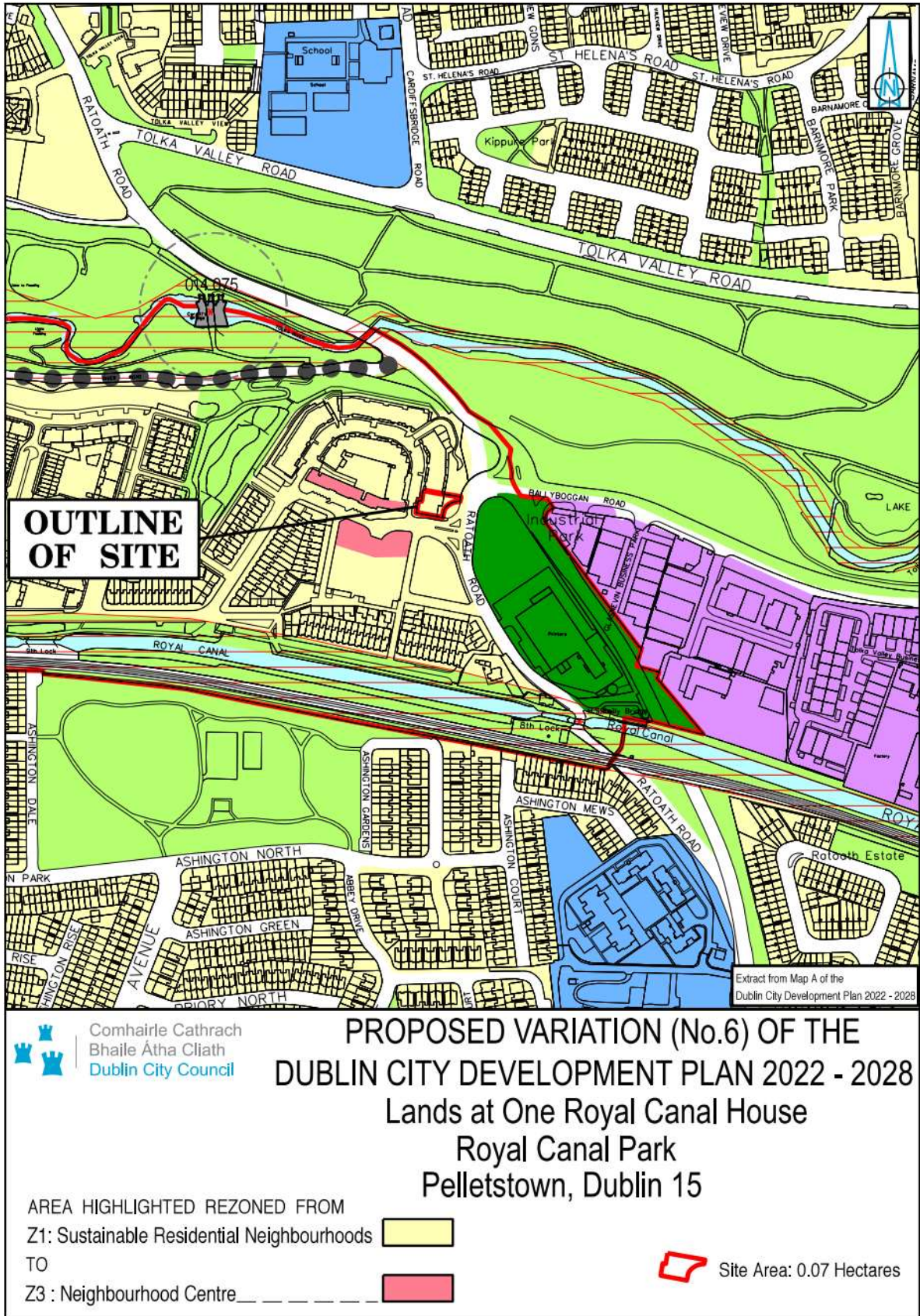


Figure. 1: Proposed Variation (No. 6) to the Dublin City Development Plan 2022-2028 – Lands located at One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15.

2.0 Preliminary

The SEA Directive - Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment - was transposed into Irish Law through the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (Statutory Instrument Number (**SI No. 435 of 2004**) and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (**SI No. 436 of 2004**). Both sets of Regulations became operational on 21st July 2004.

The Regulations have been amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (**SI No. 200 of 2011**) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (**SI No. 201 of 2011**).

Under **S.I. No. 436 of 2004**, as amended under **SI No. 201 of 2011**, screening to determine whether SEA is required is mandatory for:

- (a) Local Area Plans, where the population or the target population of the area is less than 5,000 people, or the area covered by the local area plan is less than 50 square kilometre;
- (b) Development Plans where the population or target population of the area is less than 10,000 persons; or
- (c) **Variation**, amendments or modification of **City** and County **Development Plans** and Planning Schemes in respect of Strategic Development Zones.

This proposal to rezone One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15 from Z1 (Sustainable Residential Neighbourhoods) to Z3 (Neighbourhood Centres) is a variation to the Dublin City Development Plan 2022 – 2028 and therefore Strategic Environmental Assessment (SEA) screening is mandatory. The conclusion of this SEA screening process will ascertain whether a full SEA is required and such a determination will be made public.

An updated set of Section 28 Guidelines on SEA was published in 2022 by the Department of Housing, Local Government and Heritage (DHLGH) entitled *Strategic Environmental Assessment Guidelines for Regional Assemblies and Planning Authorities, March 2022*.

3.0 Purpose of Report

The purpose of this SEA screening report is to consider whether the proposed variation of the Dublin City Development Plan 2022-2028 requires a full Strategic Environmental Assessment. The screening is based on the criteria set down in Schedule 2A of the Planning and Development Regulations 2001, as amended / Annex II of Directive 2001/42/EC.

4.0 Layout of the Report

Sections 5.0 and 6.0 below describe the location and characteristics of the lands and the rationale of the proposed Variation. Section 7.0 references the parallel assessment under Article 6(3) of the EU Habitats Directive. Section 8.0 screens the proposed variation to ascertain if it is likely to have significant effects on the environment in accordance with the requirements of SEA under the Directive and Regulations. Section 9.0 refers to statutory consultation with the environmental authorities and Section 10.0 sets out the conclusion and the Council's proposed determination.

5.0 Location and Description of Lands

One Royal Canal House is an office building located in Royal Canal Park in Pelletstown in Dublin 15. Royal Canal Park is a newly developed neighbourhood located to the east of Ashtown, to the west of Dublin Industrial Estate / Broombridge, to the south of the River Tolka and to the north of the Royal Canal and the Maynooth Rail line. One Royal Canal House lies to the north of Spindrift Avenue and to the west of the Ratoath Road. One Royal Canal House comprises a purpose built office building and attendant grounds. The building is in use as the corporate headquarters of the Ballymore Group. The area is served by the new Pelletstown Railway Station and by local bus services.

6.0 Purpose of the Variation Proposal

The predominant zoning at Royal Canal Bank is residential - Z1 (Sustainable Residential Neighbourhoods) and this reflects the primarily residential nature of the area.

Along the north and south of Spindrift Avenue the lands are zoned primarily Z3 (Neighbourhood Centres), and this reflects the commercial neighbourhood centre / mixed use nature of the street.

One Royal Canal House comprises an operational office building permitted under Reg. Ref. 3414/04. It extends to over 2,000 sqm of office space over 5/6 floors. It fronts onto Spindrift Avenue and is located adjacent the mixed use area along Spindrift Avenue / its read as part of the neighbourhood centre.

One Royal Canal House is zoned Z1 (Residential Neighbourhoods) in the current Dublin City Development Plan. To better reflect and support the operational and permitted office use at this location and, thereby in turn, support the commercial core at Royal Canal Park, it is proposed to vary the zoning at One Royal Canal House from Z1 to Z3.

7.0 Appropriate Assessment

An assessment under Article 6(3) of the EU Habitats Directive has also been undertaken in conjunction with this SEA Screening report and should be read in tandem with this report and the proposed variation. A finding of no likely significant effects on the conservation management objectives of European Sites has been concluded.

8.0 Assessment in terms of Schedule 2A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004-2011

The table below presents the SEA screening assessment of the proposed Variation against the criteria provided in Schedule 2A of the Planning and Development Regulations 2001, as amended. This provides the basis for determining whether a plan or programme is likely to have significant effects on the environment.

Table 1: Relevant criteria set out in Schedule 2A of the Planning and Development Regulations 2001

THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:
<p>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources;</p> <p>The 2022 - 2028 Dublin City Development Plan sets the city wide planning framework for all projects and development in the city.</p> <p>The content of the 2022 City Development Plan have been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) undertaken as parallel processes in tandem with each stage of the development plan making process, thereby ensuring full integration and consideration of environmental issues.</p> <p>Dublin City Council is now proposing to vary the land use zoning objective pertaining to One Royal Canal House, Royal Canal Park, Pelletstown, Dublin 15 from Z1 (Sustainable Residential Neighbourhoods) to Z3 (Neighbourhood Centres). One Royal Canal House comprises a purpose built office building and attendant grounds. The building is in use as the corporate headquarters of the Ballymore Group.</p> <p>One Royal Canal House is zoned Z1 (Residential Neighbourhoods) in the current Dublin City Development Plan.</p> <p>To better reflect and support the operational and permitted office use at this location and, thereby in turn, support the commercial core at Royal Canal Park, it is proposed to vary the zoning at One Royal Canal House from Z1 to Z3 (Neighbourhood Centres).</p> <p>The degree to which this variation sets a framework for projects and other activities is therefore limited</p>
<p>The degree to which the plan influences other plans, including those in a hierarchy.</p>

The proposed variation to the Dublin City Development Plan 2022 – 2028 (CDP) is concerned with the rezoning of c.0.07 ha of lands which contains an office building which is in use for its intended purpose.

The degree to which this variation influences or would influence other plans is therefore limited.

The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development.

The 2022 - 2028 Dublin City Development Plan sets the city wide planning framework for all projects and development in the city.

The content of the 2022 City Development Plan have been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) undertaken as parallel processes in tandem with each stage of the development plan making process, thereby ensuring full integration and consideration of environmental issues and sustainable development.

A variation to the City Development Plan is proposed as set out above. The Variation is concerned with the rezoning of lands at a local scale in the city. This proposed variation is compatible and complementary with the strategies, policies and objectives of the Development Plan relating to the delivery of sustainable urban housing, mixed use development and urban regeneration and with environmental protection.

The proposed variation is not directly relevant for the integration of environmental considerations.

Environmental problems relevant to the plan.

The content of the 2022 - 2028 City Development Plan has been informed by Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA).

Chapter 5 of the development plan SEA - 'Environmental Baseline and Issues', identifies the environmental challenges relevant to the city in terms of, inter-alia, climate, air, soil, water, biodiversity and waste.

On foot of the SEA of the Plan, the policies and objectives of the Development Plan contain measures to prevent, reduce and offset any potential significant adverse environmental effects of the Plan's strategy, policies and objectives.

A variation to the City Development Plan is proposed. The Variation is concerned with the rezoning of lands at a local scale in the city. The relevant aspects of the receiving environment are set out below.

Relevant Aspects of the Receiving Environment

Transport	Water / Wastewater (Irish Water)	Flooding / Drainage	Biodiversity	Conservation Archaeology
Public transport options include, Pelletstown Train Station, Luas, Bus service, and Royal Canal Greenway	Existing Office Development.	Existing Office Development. Flood Zone C (see Stage 1 SFRA); no fluvial, pluvial or tidal flooding or surface water management issues within or adjacent to the relevant lands	No biodiversity issues identified	RPS, NIAH, DCIHR - No Archaeological heritage - No

There are no site specific environmental problems pertaining to the lands the subject of the variation.

It is not considered that the proposed variation results in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan.

The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection).

The proposed Variation does not directly relate to policies / objectives which are directly concerned with the implementation of European Union legislation on the environment.

CHARACTERISTICS OF THE EFFECTS AND OF THE AREA LIKELY TO BE AFFECTED, HAVING REGARD, IN PARTICULAR, TO:

The probability, duration, frequency and reversibility of the effects. The cumulative nature of the effects.

The lands were developed as a 5/6 storey office block (over 2,000 sqm) as part of a high density mixed use development under Reg. Ref. 3414/04. The office block is being used for its intended purpose.

The effects, including cumulative effects, of this proposed rezoning are non-significant, local, and neutral. The characteristics of the effects of the proposed variation of the development plan, in terms of probability, duration, frequency and reversibility, are likely to be the same as those under the current zoning objective pertaining to the lands.

In conclusion it is not considered that the proposed rezoning results in significant effects on the environment over and above any identified (and mitigated against) as part of the SEA of the City Development Plan, for the current Z1 zoning objective on the lands.

The transboundary nature of the effects.

No potential for transboundary effects are identified.

The risks to human health or the environment (e.g. due to accidents).

There is no likelihood of any significant impacts to human health or the environment as a result of the making of the variation.

The magnitude and spatial extent of the effects (geographical area and size of population likely to be affected).

The magnitude and spatial extent of the effects will not be over and above any identified (and mitigated against) as part of the SEA of the City Development Plan, for the current Z1 zoning objective on the lands.

The value, and vulnerability of the area likely to be affected due to:

- (a) special natural characteristics or cultural heritage;**
- (b) exceeded environmental quality standards or limit values;**
- (c) intensive land use**

The effects on areas or landscapes which have a recognised national, European Union or international protection status.

The proposed Variation is not considered to have any impact on any of the above other than to rezone this parcel of land to a more appropriate land use zoning objective reflecting the current use at this location.

The lands are not located on or beside areas or landscapes of any national, European Union or International protected sites.

A screening statement in support of Appropriate Assessment has also been prepared for this proposed variation in line with Article 6(3) of the EU Habitats Directive (92/43/EEC). Stage 1 Appropriate Assessment Screening indicates that an Appropriate Assessment of Variation No. 6 of the Dublin City Development Plan 2022 – 2028 is not required, as the Variation, individually or in combination with other plans or projects, does not have the potential to result in any land use effects that could in turn result in likely significant effects on European sites having regard to the conservation objectives of the relevant European sites.

9.0 Statutory Consultation

In line with SI 436 of 2004/2011, as amended, a SEA Screening Report and proposed determination was issued to the specified environmental authorities listed below for consultation over a three week period.

- The Manager, Development Applications Unit, Department of Housing, Local Government, and Heritage
- Minister for Housing, Local Government and Heritage
- Minister for Agriculture, Food and the Marine
- Minister for Climate, Energy and the Environment
- Environmental Protection Agency, Regional Inspectorate, Iniscarra, County Cork.
- Fingal County Council / Dun Laoghaire Rathdown County Council / South Dublin County Council.

Table 1 below summarises the submissions and responses to same.

Table 1 Submissions from Environmental Authorities and Response

Environmental Authority	Submission	Comment
Submission received from EPA on SEA Screening Report dated 1st August 2025	Submission notes the role of the EPA as one of the Environmental Authorities and it provides a list of recommended guidance and resource material.	Guidelines & resources, where relevant are considered within the assessment.

10.0 Conclusion

The proposed variation No. 6 to the Dublin City Development Plan 2022 – 2028 has been examined in light of the criteria detailed in Schedule 2A of the Planning and Development Regulations 2001, as amended and it is considered that the proposed variation is not likely to have significant effects on the environment for the reasons outlined above. In this regard it is determined that a strategic environmental assessment is not required.

Malachy Bradley

Malachy Bradley, Deputy City Planner

Date: 3rd September 2025

DUBLIN CITY COUNCIL

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**ORDER OF THE ASSISTANT CHIEF EXECUTIVE
PLANNING, PROPERTY & ECONOMIC DEVELOPMENT DEPARTMENT**

Screening Determination for Strategic Environmental Assessment under SEA Directive 2001/42/EC as transposed into Irish law under S.I. 436/2004, as amended

For: PROPOSED VARIATION NO. 6 OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028

This determination has been made by Dublin City Council relating to the potential for Proposed Variation No. 6 to have likely significant effects on the environment.

This determination has been made following consideration of proposed Variation No. 6, the information contained in the SEA Screening Report, criteria set out in Schedule 2A of the Planning and Development Regulations 2001, as amended, consideration of the Appropriate Assessment (AA) Screening Conclusion (see separate AA Screening Report) and to the consultation response received from the Environmental Protection Agency.

Following an analysis and evaluation of the relevant information, including the nature of the proposed variation and its potential for effects on the environment that could result from the implementation of the variation, it is considered that the proposed variation would not be likely to have significant effects on the environment.

Having regard to the provisions of Schedule 2A of the SEA Regulations, DCC as the Competent Authority has determined that the Proposed Variation No. 6 of the Dublin City Development Plan 2022 – 2028 is not likely to have significant effects on the environment and that an SEA is not required. This determination has been made following consideration of the SEA Regulations and the relevant SEA Guidelines.

Signed


Máire Igoe

Executive Manager

Date:

03/09/2025

ORDER:

That Dublin City Council as the Competent Authority makes the following determination:

Pursuant to the SEA Directive 2001/42/EC as transposed into Irish law under S.I. 436/2004, as amended, consideration of proposed Variation No. 6, the information contained in the SEA Screening Report, criteria set out in Schedule 2A of the Planning and Development Regulations 2001, as amended, consideration of the Appropriate Assessment (AA) Screening Conclusion and to the consultation response received from

the Environmental Protection Agency, Variation No. 6 is not likely to have significant impacts on the environment and a Strategic Environmental Assessment is not required

Signed Anthony Flynn
Anthony Flynn
Assistant Chief Executive

Date: 3/9/2025

To whom the appropriate powers have been delegated by the Order No. CE 6959 of the Dublin City Chief Executive.

ADDENDUM

Copies of the Proposed Variation, together with the SEA and AA screening reports and Strategic Flood Risk Assessment, were placed on public display from 4th September to 3rd October 2025. Following the public display a report was prepared (the Chief Executive's Report) identifying, summarising and responding to the submissions received and gave the Chief Executives response and recommendations to the issues raised. Following the review of the submissions received, the Chief Executive's report did not propose amendments to the Proposed Variation.

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), following consideration of the Chief Executive's Report, on 1st December 2025 Dublin City Council resolved to make Variation No. 6 of the Dublin City Development Plan 2022 – 2028, without modification.

As the variation was made without modification, the findings of the original SEA Conclusion and Determination stand.