

# STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) SCREENING REPORT

## DUBLIN CITY COUNCIL SCREENING TO DETERMINE THE NEED FOR STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) OF: PROPOSED VARIATION (NO. 8) 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. 8) of Dublin City Development Plan 2022-2028

It is proposed to vary the Dublin City Development Plan 2022-2028, by designating lands at Iveagh Gardens (and environs), Crumlin, Dublin 12 as an Architectural Conservation Area. The relevant lands are delineated on Figure 1 below, an extract from Maps E and G, Volume 3 of the Dublin City Development Plan 2022 – 2028.

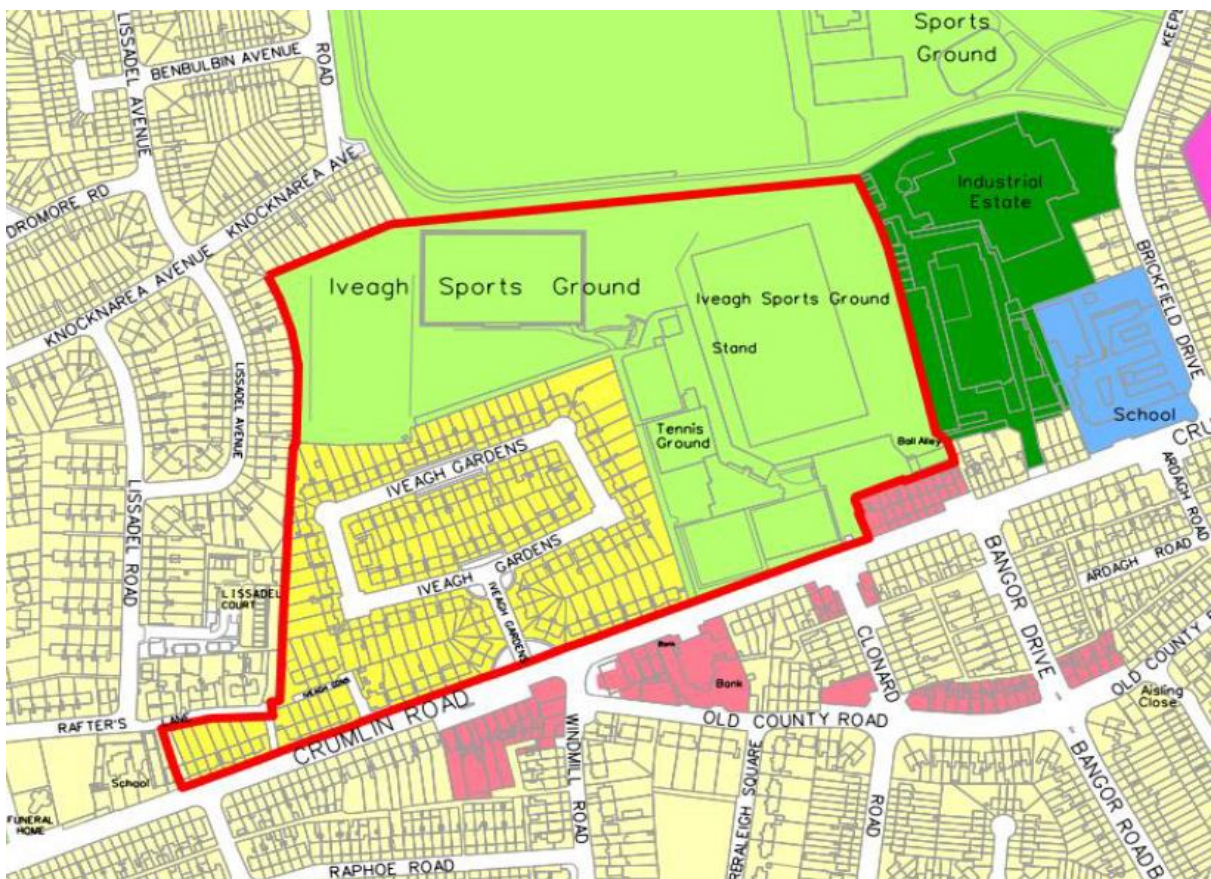


Figure. 1: Proposed Variation (No. 8) to the Dublin City Development Plan 2022-2028 – Designation of lands at Iveagh Gardens (and environs), Crumlin, Dublin 12 as an Architectural Conservation Area.

## 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 designate lands at Iveagh Gardens (and environs), Crumlin, Dublin 12 as an Architectural Conservation Area 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 and 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 sets out the Council's proposed determination and Section 10.0 lists the environmental authorities to be consulted.

#### **5.0 Location and Description of Lands**

The Iveagh Gardens (and environs) Architectural Conservation Area is located in Crumlin, a relatively densely populated suburb located to the southwest of the city with Drimnagh/Rialto to the north, Walkinstown to the west, Kimmage to the south and Harolds Cross to the east.

The selected boundary of the Iveagh Gardens (and environs) ACA comprises the Iveagh Gardens housing estate, the adjacent Iveagh Sports Grounds and associated structures including two sports pavilions, hand-ball alley, a commercial shop unit and an out-building.

The Iveagh Gardens is located mid-way along the Crumlin Road, to the north side directly adjacent the Iveagh Grounds. Along with Brickfields Park to the rear of these sports fields, they provide a relatively natural and quiet setting for the neighbouring early 20<sup>th</sup> century residential enclave.

Together the Iveagh Gardens and the Iveagh Grounds have a distinct and unique character defined by their philanthropic origins, their architectural designs and their setting.

#### **6.0 Purpose of the Variation Proposal**

The Iveagh Gardens (and environs) Architectural Conservation Area seeks to define the key elements that contribute to the special historic and architectural character of the area. The character of the area is influenced by a range of issues including the layout of the buildings; their use; the materials, colours and textures employed and the relationship between the built form and the landscape elements. In addition, the character appraisal records some of the features that detract from the special character and interest of the area.

The careful management of new development and the monitoring of change within the Iveagh Gardens (and environs) is crucial to ensuring the future preservation and enhancement of the historic built environment. The Architectural Conservation Area therefore forms an essential tool to inform design proposals; the preparation of enhancement proposals, and also the making of planning decisions within the area.

Guidelines for appropriate development will carry significant weight in determining applications for planning permission within the designated area. These policies will be implemented as part of a controlled and positive management of change. Planning permission for development proposals within or adjacent to an Architectural Conservation Area will be granted, provided they preserve or enhance the character and appearance of the ACA.

The principal objective of the Iveagh Gardens & Environs Architectural Conservation Area ('ACA') is to seek to preserve, protect and enhance the architectural quality, character and setting of the 20th century characteristics within the ACA and to ensure that any changes complement and add to its character.

## **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**

<b>THE CHARACTERISTICS OF THE PLAN HAVING REGARD IN PARTICULAR TO:</b>

**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;**

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

The content of the Development Plan has 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.

Dublin City Council is now proposing a variation to the Development Plan to designate lands at Iveagh Gardens (and environs), Crumlin, Dublin 12 as an Architectural Conservation Area.

The selected boundary of the Iveagh Gardens (and environs) ACA comprises the Iveagh Gardens housing estate, the adjacent Iveagh Sports Grounds and associated structures including two sports pavilions, hand-ball alley, a commercial shop unit and an out-building.

Together the Iveagh Gardens and the Iveagh Grounds have a distinct and unique character defined by their philanthropic origins, their architectural designs and their setting.

The principal objective of the Iveagh Gardens & Environs Architectural Conservation Area ('ACA') is to seek to preserve, protect and enhance the architectural quality, character and setting of the 20th century characteristics within the ACA and to ensure that any changes complement and add to its character.

Having regard to the built-up nature of the subject lands of this ACA the degree to which this variation sets a framework for projects and other activities is limited.

**The degree to which the plan influences other plans, including those in a hierarchy.**

The proposed variation to the Dublin City Development Plan 2022 – 2028 is concerned with the designation of lands at Iveagh Gardens (and environs), Crumlin, Dublin 12 as an Architectural Conservation Area

It is considered that the proposed Architectural Conservation Area is generally consistent with the objectives and core strategy of the Dublin City Development Plan 2022-2028 and is consistent with national and regional planning policy / objectives / planning guidelines. The proposed variation and other parts of the development plan will continue to be internally consistent.

For these reasons the proposed variation is considered to be in accordance with the proper planning and sustainable development of the area.

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

The content of the Development Plan has 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 designation of lands as an Architectural Conservation Area 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 Dublin City Development Plan 2022 - 2028 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 designation of lands as an Architectural Conservation Area 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
Serviced by a number of bus routes along Crumlin Road (27, 56a, 77a, 151.	Serviced by public water/wastewater infrastructure	Flood Zone C; no fluvial, pluvial or tidal flooding or surface water management issues within or adjacent to the relevant lands.	No biodiversity issues identified	RPS - <b>Yes</b> NIAH - <b>No</b> DCIHR – <b>No</b> Archaeological heritage - <b>No</b>

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 effects, including cumulative effects, of this proposed variation 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 zoning objective pertaining to the lands. Guidelines for appropriate development will carry significant weight in determining applications for planning permission within the designated area. These policies will be implemented as part of a controlled and positive management of change. Planning permission for development proposals within or adjacent to an Architectural Conservation Area will be granted, provided they preserve or enhance the character and appearance of the ACA.

In conclusion 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 Dublin City Development Plan 2022-2028.

**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 Dublin City Development Plan 2022-2028.

**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 preserve, protect and enhance the architectural quality, character and setting of the 20th century characteristics within the ACA and to ensure that any changes complement and add to its character.

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. 8 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.

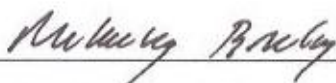
Table 1 below summarises the submissions and responses to same.

**Table 1 Submissions from Environmental Authorities and Response**

Environmental Authority	Submission	Comment
Submission received from EPA on SEA Screening Report dated 12th 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. 8 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, Deputy City Planner

Order No. SA/0081/2025

**DUBLIN CITY COUNCIL**

=====

**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. 8 of the Dublin City Development Plan 2022 – 2028**

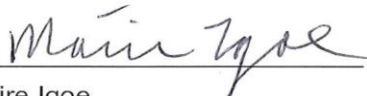
This determination has been made by Dublin City Council relating to the potential for Proposed Variation No. 8 to have likely significant effects on the environment.

This determination has been made following consideration of proposed Variation No. 8, 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. 8 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. 8, 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. 8 is not likely to have

Order No. SA/0081/2025

significant impacts on the environment and a Strategic Environmental Assessment is not required.

Signed

  
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, were placed on public display from 4<sup>th</sup> September to 3<sup>rd</sup> 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. 8 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.