



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

APPROPRIATE ASSESSMENT CONCLUDING STATEMENT

Variation No. 9

Dublin City Development Plan 2022-2028

Broombridge-Hamilton SDRA Masterplan (SDRA 18)

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1.0 Introduction

Dublin City Council (DCC) proposed a variation to the Dublin City Development Plan 2022-2028 (the Development Plan) to incorporate the Broombridge-Hamilton Masterplan 2025 as a new Strategic Development and Regeneration Area (SDRA) in the Development Plan, in respect of lands located at Glasnevin that include Dublin Industrial Estate and environs (Variation no. 9).

The variation specifically proposed the following:

- Changing the land use zoning of 45.5 hectares of Z6 (Employment/Enterprise) lands at Glasnevin to include Dublin Industrial Estate, to Z14 (Strategic Development and Regeneration Area);
- Designating the endorsed Broombridge-Hamilton Masterplan as a new Strategic Development and Regeneration Area (SDRA 18) with associated amendments to Chapter 13: Strategic Development and Regeneration Areas (SDRAs) and incorporating the endorsed Broombridge Hamilton Masterplan 2025 into Volume 2 of the Dublin City Development Plan 2022-2028 as a new appendix 21;
- Amending Table 2-8: Core Strategy and Settlement Hierarchy in Chapter 2: Core Strategy of Volume 1 of the Dublin City Development Plan 2022-2028 to include new SDRA 18.

The proposed variation was placed on public display from 21st October 2025 to 18th November 2025, during which time a total of 22 submissions were received. Report no. 003/26 of the Chief Executive comprehensively responded to the issues raised in the submissions and observations received. In accordance with Section 13 of the Planning and Development Act 2000 (as amended), this report was issued to the elected members of Dublin City Council on 12th December 2025 for their consideration.

At their monthly council meeting held on 12th January 2026, the members of Dublin City Council resolved to make Variation no. 9 of the Dublin City Development Plan 2022-2028, with all the Chief Executive's recommended changes unanimously accepted.

1.1 Background and Purpose of the Variation

In April 2025 DCC prepared a non-statutory draft Masterplan for lands located at Glasnevin that include 45.5 hectares of lands zoned Z6 (Employment/Enterprise) at Dublin Industrial Estate and environs (formerly known as Baile Bogáin [Ballyboggan]) pursuant to Objective CS01 of the Development Plan.

While Objective CS01 envisaged a statutory local plan, during the background and pre-draft stages of this process, the Government published a new Planning and Development Bill which proposed the phasing out of Local Area Plans (LAPs) and their replacement with a new suite of local plans. While the Planning and Development Act 2024 was enacted in October 2024, the

commencement of this act will be phased and therefore a masterplan approach is considered the most expedient way to bring lands forward for redevelopment and to comply with Objective CSO1.

This non-statutory Masterplan was prepared to facilitate the compact and sustainable mixed-use regeneration and redevelopment of the area, supported by high-quality public transport in accordance with the Core Strategy of the Development Plan. In order to support and capitalise on significant state investment in public transportation and active travel, to include DART+ West, Luas Finglas, BusConnects and the Royal Canal Greenway, in addition to facilitating the enhancement of connections and public realm in the area, the boundary of the Masterplan extends beyond the industrial lands to an area of 77 hectares.

Non-statutory public consultation took place from 14th April 2025 to 12th May 2025 (both dates inclusive). A total of 144 submissions were received by DCC during the consultation period. Each submission was carefully reviewed by DCC and the issues raised therein categorised and considered. A report of the Assistant Chief Executive (the ACE Report) summarised the issues raised in the submissions and presented the Chief Executive's response and recommendation. This report was submitted to the Central Area Committee and endorsed by the Elected Members on 8th July 2025, with all changes accepted.

In order to implement the endorsed Masterplan, a variation of the Development Plan was required. The 45.5 hectares of lands at Dublin Industrial Estate and environs were zoned Z6 (Employment/Enterprise). Residential development is not permitted in areas subject to land use zoning Z6. In order to implement the Masterplan, it was required to re-zone this land to Z14 (Strategic Development and Regeneration Area), to facilitate mixed use regeneration, to include residential development. In order to provide statutory status to the endorsed Masterplan, a new SDRA designation was proposed. This will ensure that DCC can enforce the objectives and measures contained in the Masterplan, to include the provision of essential community facilities and amenities, as endorsed by the Elected Members of the Central Area Committee.

1.2 Consistency with National, Regional and Local Planning Policy

The Dublin City Development Plan 2022-2028 sets out the spatial framework for the city and promotes compact growth and consolidation within the context of the National Planning Framework (NPF), Section 28 Ministerial Guidelines, the National Climate Action Plan (CAP) 2024, the Regional Spatial and Economic Strategy for the Eastern and Midland Regional Assembly (RSES) 2019 and the National Transport Authority's (NTA) Greater Dublin Area Transport Strategy 2022-2042.

The Development Plan has designated 17 Strategic Development and Regeneration Areas (SDRAs). SDRAs are a key element in the delivery of the core strategy and as such in achieving compact and sustainable growth. These areas are capable of facilitating mixed use regeneration and supporting new homes, supporting community and social infrastructure and employment for the City. Each SDRA contains guiding principles, to include in some instances specific principles

for key opportunity sites. These are accompanied by either a Masterplan or Urban Framework Plan, which sets out the spatial principles relevant to each SDRA. These are intended to provide an overall strategy for areas to inform the built form, key routes, open spaces and land use. Some flexibility is permitted as part of detailed proposals if it can be demonstrated by the applicant that the overall intent of the guiding principles, including the urban framework maps has been incorporated.

The SDRA Masterplan for Broombridge-Hamilton provides an enhanced level of detail to support the development of a new community. This area is identified in the Core Strategy and falls under the RSES strategic development areas called 'Industrial Lands' where the potential is given as 're-intensification of older industrial lands subject to feasibility'. The scale and extent of the area is significant, with great potential to provide high quality new housing and commercial development within the city and to progress the NPF targets for housing delivery on brownfield lands within urban areas. Significant challenges in delivering such lands include the provision of physical and social infrastructure, fragmented land ownership and the challenges of implementation. In many cases, the majority of lands are in private ownership and as such, a plan-led and urban design centred approach is imperative to achieving positive and sustainable outcomes in individual development proposals.

For these reasons, the implementation of the Broombridge-Hamilton Masterplan through the variation is consistent with national, regional and local planning policy and is in accordance with the proper planning and sustainable development of the area.

1.3 Environmental Assessments

As outlined above, the Broombridge-Hamilton Masterplan as a proposed variation, was subject to a separate non-statutory consultation process. Following screening, it was determined that Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) was required. SEA Scoping was subsequently undertaken in respect of the draft Masterplan in March 2025, which included consultation with the required environmental authorities. Strategic Flood Risk Assessment (SFRA) and a Rainwater Management Strategy (RMS) was also undertaken. The changes introduced in the endorsed Masterplan in July 2025 were subject to screening.

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, a variation of the Development Plan, as outlined above, was proposed. In accordance with the SEA Regulations, the proposed variation was screened and it was determined that the implementation of the variation would be likely to have significant effects on the environment.

DCC as the Competent Authority, determined that the proposed variation, individually, and in combination with other plans and projects, does 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 require an Appropriate Assessment.

In accordance with Article 6(3) of Directive 2001/42/EC (the SEA Directive) and Section 13M of the Planning and Development (Strategic Environmental Assessment) Regulations 2004, as amended (the SEA Regulations), notice was given to the prescribed environmental authorities in July 2025 that DCC will carry out an environmental assessment of the proposed variation and will prepare an environmental report of the likely significant effects on the environment of implementing the proposed variation.

Submissions or observations received were taken into account in determining the scope of the Environmental Report.

The proposed variation was accompanied by SEA and AA. The proposed variation and environmental assessments were informed by Strategic Flood Risk Assessment (SFRA) and a Rainwater Management Strategy (RMS).

The Strategic Environmental Assessment, Appropriate Assessment and Strategic Flood Risk Assessment processes have informed the Chief Executive's Report on submissions received so that the variation can be implemented successfully without having adverse effects on the environment. All proposed amendments were screened and it has been determined that subject to the implementation of the mitigation measures contained, there will be no significant impact on the environment as a result of implementing the variation.

2.0 Legislative Context

Article 6(3) of the Habitats Directive defines the requirements for assessment of projects and plans for which likely significant effects on European Sites may arise. The European Communities (Birds and Natural Habitats) Regulations, 2011 – 2021 (the Habitats Regulations) transpose into Irish law Directive 2009/147/EC (the Birds Directive) and Council Directive 92/43/EEC (the Habitats Directive) lists habitats and species that are of international importance for conservation and require protection. The Habitats Regulations requires competent authorities, to carry out an Appropriate Assessment of plans and projects that, alone or in combination with other plans or projects, that have the potential to result in adverse effects to European Sites, in view of best scientific knowledge and the Site's conservation objectives. This requirement is transposed into Irish Law by Part 5 of the Habitats Regulations and Part XAB of the Planning and Development Act, 2000 (as amended).

According to Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 – 2021, the competent authority has a duty to:

- Determine whether the proposed Plan or Project is directly connected to or necessary for the management of one of more European Sites; and, if not,

- Determine if the Plan or Project, either individually or in combination with other plans or projects, would be likely to have a significant effect on the European Site(s) in view of best scientific knowledge and the Conservation Objectives of the site(s).

3.0 Appropriate Assessment process

3.1 Screening for Appropriate Assessment

The Broombridge-Hamilton Masterplan (SDRA 18) is not considered to be directly connected with, or necessary to, the management of any European Sites.

As such, a screening for Appropriate Assessment was carried out in accordance with Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011-2021, to assess, in view of best scientific knowledge and the conservation objectives of relevant European Sites, if the variation, either individually or in combination with other plans or projects, would be likely to have a significant effect on these European Sites. The Screening Report was prepared by Doherty Environmental Consultants (DEC) Ltd. The Screening for Appropriate Assessment concluded that an Appropriate Assessment was required as it could not be excluded that the variation, individually or in combination with other Plans and projects, did not have the potential to result in likely significant effects to European Sites. The SDRA Masterplan is considered to have the potential to have an adverse on the European Sites, either individually or in combination with other Plans or projects, and is hence subject to Appropriate Assessment of its implications for relevant sites in view of those sites' conservation objectives.

3.2 Natura Impact Report

A Natura Impact Report was prepared by Doherty Environmental Consultants (DEC) Ltd on behalf of Dublin City Council and was made available as part of the public consultation for proposed Variation No. 9. The Natura Impact Assessment concluded that the Broombridge-Hamilton Masterplan will not have an adverse impact on the screened in European Sites of Baldoye Estuary SPA, North Bull Island SPA, North Dublin Bay SAC, North-West Irish Sea SPA and South Dublin Bay & Tolka Estuary SPA provided the mitigation measures outlined in Chapter 8 of the NIR are adopted by Dublin City Council and implemented in full.

3.3 Amendments

The statutory consultation on the proposed variation was placed on public display for 4 weeks from 21st October 2025 to 18th November 2025 (both dates inclusive). During this time, members of the public and interested parties were invited to make comments and observations on the proposed variation. On foot of submissions, a number of amendments were proposed.

The amendments were screened for their potential to result in likely significant effects to European Sites and it was concluded that the proposed amendments to the Masterplan will not have the potential to result in likely significant effects to European Sites.

4.0 Conclusion

Pursuant to its obligations under Regulation 42(1) of the European Communities (Birds and Natural Habitats) Regulations 2011 – 2021 Dublin City Council has conducted an Appropriate Assessment of the Variation No. 9, SDRA 18 Broombridge-Hamilton Masterplan.

Having regard to:

- The Natura Impact Report prepared by DEC Ltd., the assessment of likely impacts and the mitigation measures outlined therein;
- The incorporation of all mitigation as outlined in the NIR within the Broombridge-Hamilton Masterplan so as to avoid likely significant effects to European Sites;
- The fact that all projects facilitated by the Broombridge-Hamilton Masterplan shall be required to conform with all mitigation measures outlined in the Broombridge-Hamilton Masterplan and the NIR;

Dublin City Council has determined, pursuant to the European Communities (Birds and Natural Habitats) Regulations 2011 – 2021 that the implementation of Variation No. 9, SDRA 18 Broombridge-Hamilton Masterplan will not adversely affect the conservation objectives or integrity of any European Sites.