



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council



Appropriate Assessment Determination

Variation No. 9

Dublin City Development Plan 2022-2028

SDRA 18 Broombridge-Hamilton Masterplan

DUBLIN CITY COUNCIL



ORDER OF THE ASSISTANT CHIEF EXECUTIVE

PLANNING, PROPERTY & ECONOMIC DEVELOPMENT DEPARTMENT

Appropriate Assessment Determination concerning Variation No. 9 of the Dublin City Development Plan 2022-2028, SDRA 18 Broombridge-Hamilton Masterplan

In accordance with the requirements of Article 6(3) of the EU Habitats Directive, as transposed into Irish law in Part XAB of the Planning and Development Act 2000 (as amended), Screening for Appropriate Assessment (AA) was carried out at an early stage in the development of a Masterplan for lands located at Dublin Industrial Estate and environs, Dublin 7 and Dublin 11 (hereafter referred to as the Broombridge-Hamilton Masterplan), which was subject to Variation No. 9 of the Dublin City Development Plan 2022-2028.

Pursuant to Section 13 of the Planning and Development Act 2000, as amended, the Variation proposed to:

- Change the land use zoning objective of lands at Glasnevin that include Dublin Industrial Estate and environs, Dublin 11
From: Zoning Objective Z6 – Employment/Enterprise - *To provide for the creation and protection of enterprise and facilitate opportunities for employment creation.*
To: Zoning Objective Z14 – Strategic Development and Regeneration Areas - *To seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use.*
- Designate the 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.
- Amend 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.

In accordance with Section 177U(1) of the Planning and Development Act 2000 (as amended), Screening for AA was undertaken by Doherty Environmental Consultants (DEC) Ltd on behalf of Dublin City Council to determine whether Variation No. 9 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. The screening concluded that an Appropriate Assessment of Variation No. 9 was required as it was determined that the Variation is not directly connected with or necessary for the management of any European Site and as it cannot be excluded, on the basis of objective scientific information and in view of best scientific knowledge, that the

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implementation of Variation No. 9 of the Dublin City Development Plan 2022-2028, individually or in combination with another plan and project, will have a likely significant effect on a European site.

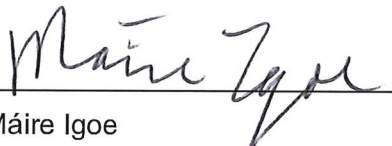
A Natura Impact Report was prepared in respect of proposed Variation No. 9 and was made available as part of the public consultation.

Therefore, having regard to:

- The Natura Impact Report prepared by Doherty Environmental Consultants (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 SDRA 18 - 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 making and publication of Variation No. 9 of the Dublin City Development Plan 2022-2028 will not adversely affect the conservation objectives or integrity of any European Sites.

Signed



Máire Igoe

Executive Manager

Date:

30/01/2026

ORDER: Dublin City Council as the Competent Authority determines on the basis of objective scientific information and in view of best scientific knowledge, subject to the mitigation measures outlined in the Natura Impact Report, that the making and publication of Variation No. 9 of the Dublin City Development Plan 2022-2028, individually or in combination with another plan and project, will not have a likely significant effect on a European site.

Signed



Anthony Flynn

Assistant Chief Executive

Date:

30/01/2026

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To whom the appropriate powers have been delegated by the Order No. CE 7026 of the Dublin City Chief Executive.