



Variation No. 9

Dublin City Development Plan

2022-2028

Natura Impact Report

# Variation No. 9 of the Dublin City Development Plan 2022-2028

## Broombridge-Hamilton Masterplan (SDRA 18)

# Natura Impact Report

Document Stage	Document Version	Prepared by
Proposed Variation: 10/10/2025	1	Pat Doherty MSc, MCIEEM
Approved Variation: 19/01/2026	1	Pat Doherty MSc, MCIEEM

This report has been prepared by DEC Ltd with all reasonable skill, care and diligence. Information report herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

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## 1.0 INTRODUCTION

DEC Ltd have been appointed by Dublin City Council to undertake a Natura Impact Report (NIR) of their proposed Variation (No. 9) regarding the Broombridge-Hamilton Masterplan 2025. This NIR has been completed with respect to the requirements outlined in Article 6(3) of the EU Habitats Directive and Section 177U of the Planning and Development Act and has been prepared in order to facilitate Dublin City Council's requirement for completing an Appropriate Assessment of the Plan.

The proposed Variation - Broombridge-Hamilton Masterplan (proposed SDRA 18) is not directly connected with or necessary for the management of any European Site and hence the requirements of Article 6(3) of the Habitats Directive and Part XAB of the Planning and Development Act 2000, apply. Section 177U(1) of the Planning and Development Act 2000 requires that a screening for appropriate assessment of, inter alia, a land use plan be carried out by a competent authority to assess, in light of best scientific knowledge, whether the proposed plan, individually or in combination with another plan or project is likely to have a significant effect on a European site. A Screening for Appropriate Assessment has been completed and assessed the potential for the Variation to result in likely significant effects to European Sites. A summary of the screening is provided in Section 2 below.

**This is the final NIR of the Variation which was adopted by Dublin City Council on the 12<sup>th</sup> January 2026. For clarity, the Screening Report of amendments made following the statutory public consultation process are presented in Appendix 2 at the end of this report.**

### 1.1 STATEMENT OF AUTHORITY

This NIR has been prepared by Mr Pat Doherty, BSc, MSc, MCIEEM, of DEC Ltd. Mr Doherty has over 20 years professional practice as an ecologist and during this time has contributed to Biodiversity, Flora and Fauna elements of SEA and has acted as lead author of Habitat Directive Assessments including county and local area plans, recreational and tourism strategies, greenways, planning schemes and wind and renewable energy strategies.

Mr Doherty has an MSc in Applied Environmental Science (Ecology), University College Dublin, 2003 and BSc (Honours) in Environmental Earth Science, University of Wales, Aberystwyth, 2000. As a consulting ecologist Mr Doherty regularly undertakes continuing

professional development in the field of ecology, natural sciences, environmental practice and legislation.

## **2.0 SUMMARY OF THE SCREENING FOR APPROPRIATE ASSESSMENT**

A Screening for Appropriate Assessment has been completed for the proposed Variation. This Screening was completed in line 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) in relation to land use planning.

The Screening represents the first stage of the Article 6(3) Habitats Directive assessment process and was undertaken to identify whether the plan has the potential to result in likely significant effects to European Sites. The first step of the Screening was to assess the potential for the Broombridge-Hamilton Masterplan (proposed SDRA 18) to result in likely significant effects to European Sites.

The screening exercise was completed at an early stage of the development of the Masterplan. Given that the Masterplan will result in the land use activities associated with the delivery of new infrastructure. Objectives associated with the Masterplan (proposed SDRA 18) that aim to develop and promote the provision of infrastructure could, in the absence of appropriate design and consideration, contribute to land use effects within the Plan Area and surrounding area. During the screening it was noted that the Plan Area is located within the River Tolka sub-catchment and is located within close proximity to the River Tolka, which is located within 20m of the Plan Area boundary at its nearest point. The River Tolka flows to the east and drains to the South Dublin Bay & Tolka Estuary SPA. As such there is potential for a hydrological pathway between the Plan Area and this SPA. In addition, it was noted that areas of existing open space, predominantly in the form of amenity grassland occurs within the Plan Area. Such habitat in the wider urban area of Dublin City is known to be relied upon by the Dublin Bay Brent Geese population, which is a qualifying features of interest of both the South Dublin Bay & Tolka Estuary SPA and the North Bull Island SPA.

As such, given the early stage of the Masterplan development at the time of the screening exercise, the potential for the Masterplan to support the delivery of infrastructure works within the Plan Area, and the connections between the Plan Area to European Sites, it was concluded

that the potential for the Masterplan to result in likely significant effects to European Sites could not be ruled out at the screening stage.

Accordingly, this NIR has been prepared to inform the Appropriate Assessment of the proposed Variation's potential to result in likely significant effects to European Sites and their qualifying features of interest occurring within the zone of influence of the plan.



**Broombridge-Hamilton  
Masterplan  
SDRA 18**

**Figure 1.1**

**View of Plan Area**

- D SDR Masterplan Area
- River Tolka

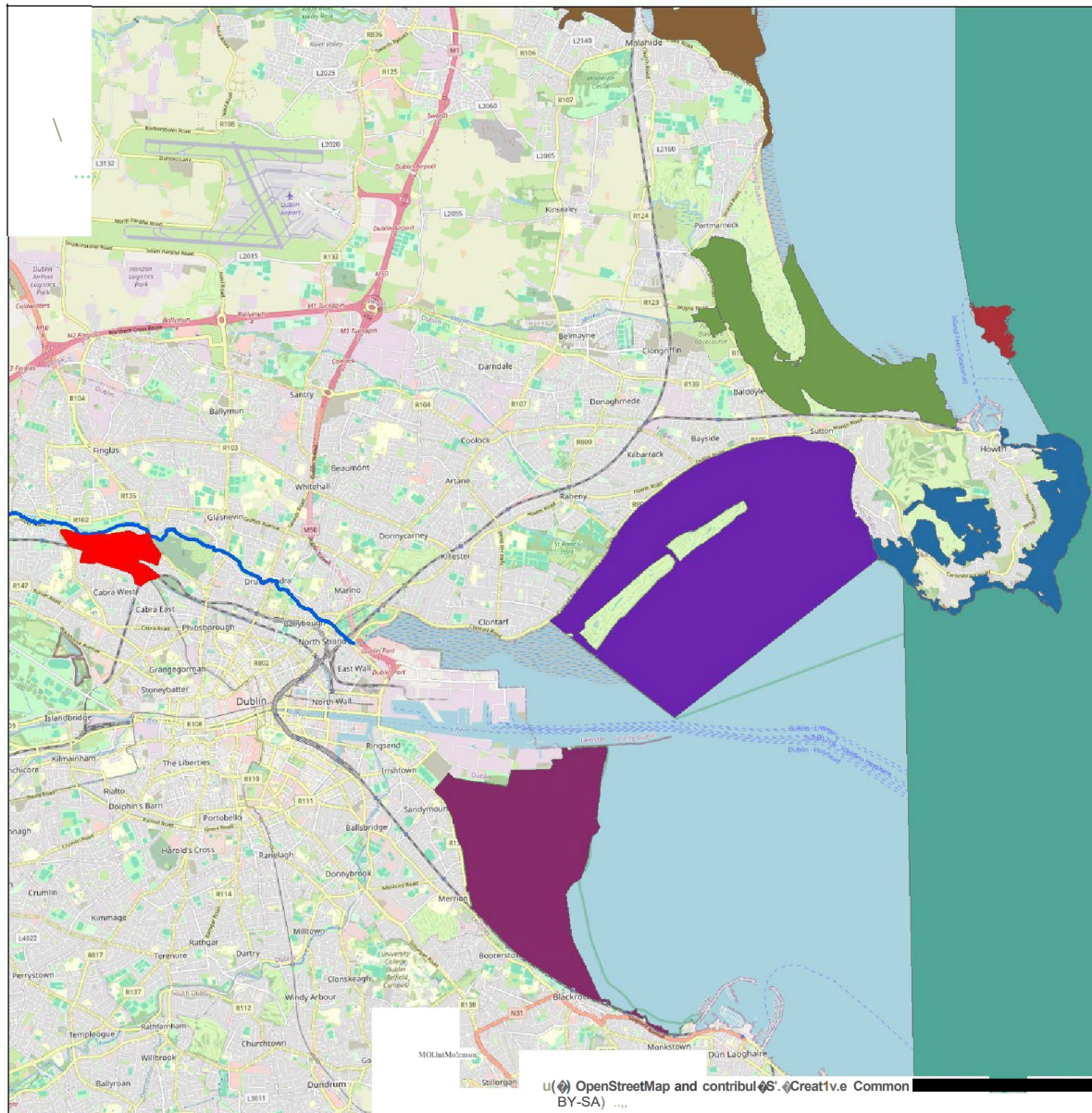
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**Broombridge-Hamilton Masterplan SDR 18**

**Figure 1.2**

**SACs occurring in the wider surrounding area**

- SDR Masterplan Area
- River Tolka

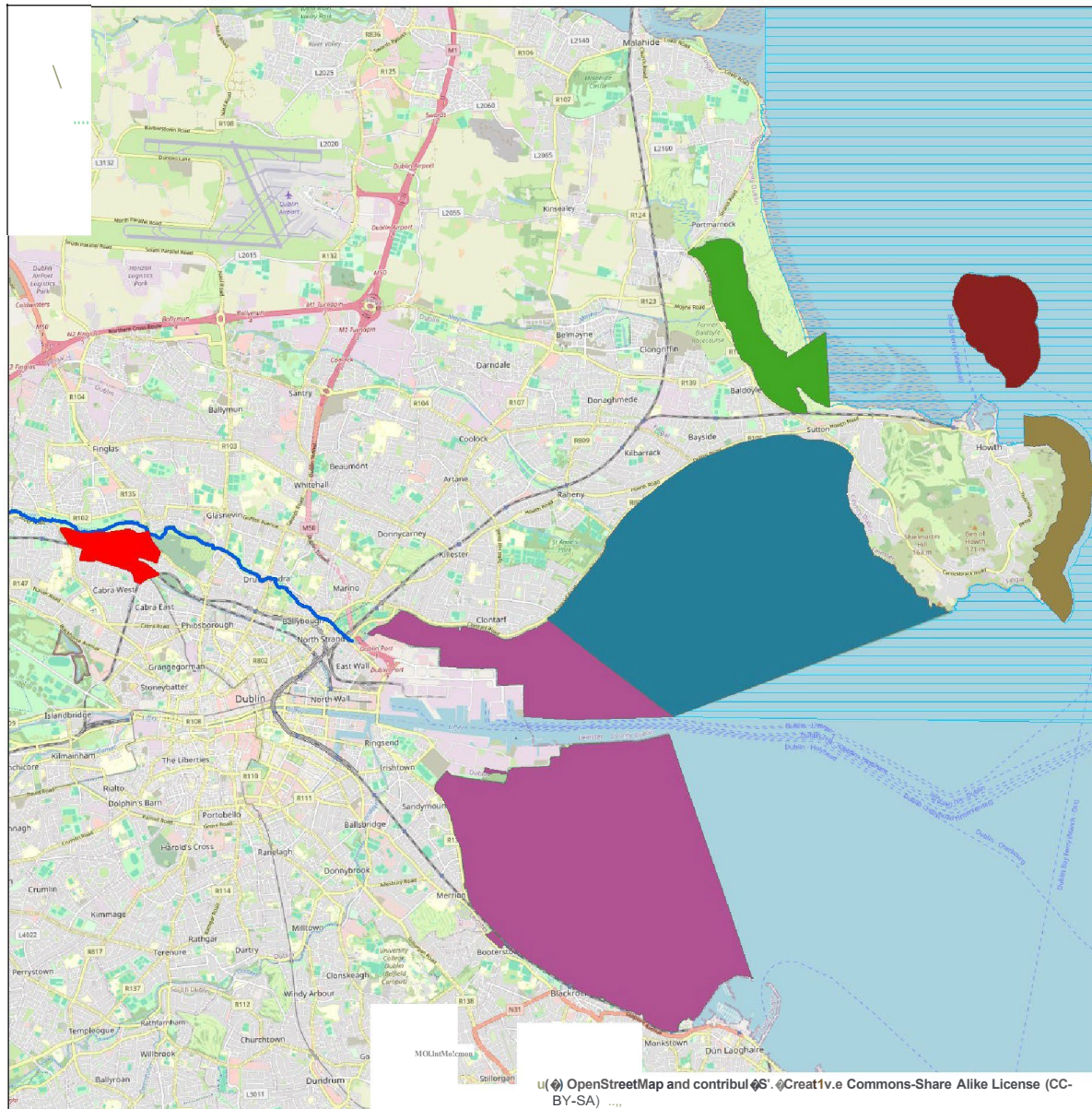
**SITE\_NAME**

- Baldoye Bay SAC
- Howth Head SAC
- Ireland's Eye SAC
- Malahide Estuary SAC
- North Dublin Bay SAC
- Rockabil to Dalkey Island SAC
- South Dublin Bay SAC



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# Broombridge-Hamilton Masterplan

## SDRA 18

Figure 1.3

### SPAs occurring in the wider surrounding area

- Masterplan Area
- River Tolka
- SITE\_NAME**
- Baldoyle Bay SPA
- Dalkey Islands SPA
- Howth Head Coast SPA
- Ireland's Eye SPA
- North Bull Island SPA
- S. Dublin Bay & R. Tolka Estuary SPA
- North-West Irish Sea SPA



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### **3.0 ASSESSMENT METHODOLOGY**

#### **3.1 GUIDANCE**

This NIR has been undertaken in accordance with National and European guidance documents: *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities* (DEHLG 2010) and *Assessment of Plans and Projects Significantly Affecting Natura 2000 sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats directive 92/43/EEC*. The following guidelines were also of relevance during the preparation of this NIR:

- A guide for competent authorities. Environment and Heritage Service, Sept 2002. *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities* (2010). DEHLG.
- *Assessment of Plans and Projects Significantly Affecting Natura 2000 Sites – Methodological Guidance of the Provisions of Article 6(3) and (4) of the Habitats Directive 92/42/EED*. European Commission (2001).
- *Managing Natura 2000 Sites – The provisions of Article 6 of the Habitats directive 92/43/EEC*. European commission (2018).
- *Communication from the Commission on the precautionary principle*. European Commission (2000).

#### **3.2 BACKGROUND TO HABITATS DIRECTIVE ARTICLE 6 ASSESSMENTS**

The EC (2001) guidelines outline the stages involved in undertaking an assessment of a project under Article 6(3) and 6(4) of the Habitats Directive. The assessment process comprises the four stages outlined below. Stage 1 to 3 form part of the Article 6(3) process, while Stage 4 forms part of the Article 6(4) process. This NIR presents the findings of an assessment for Stage 2 of this assessment process.

- **Stage 1 – Screening:** This stage defines the proposed plan, establishes whether the proposed plan is necessary for the conservation management of the Natura 2000 site

and assesses the likelihood of the plan to have a significant effect, alone or in combination with other plans or projects, upon a Natura 2000 site.

- Stage 2 – Appropriate Assessment: If a plan or project is likely to have a significant effect an Appropriate Assessment must be undertaken. In this stage the impact of the plan or project to the Conservation Objectives of the Natura 2000 site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the Natura 2000 site.
- Stage 3 – Assessment of Alternative Solutions: If it is concluded that, subsequent to the implementation of mitigation measures, a plan has an adverse impact upon the integrity of a Natura 2000 site it must be objectively concluded that no alternative solutions exist before the plan can proceed.
- Stage 4 – Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project an assessment of compensatory measures that will effectively offset the damage to the Natura site 2000 will be necessary.

### **3.3 STAGE 2: APPROPRIATE ASSESSMENT STEPS**

The EC Guidance Assessment Criteria for Appropriate Assessment seeks the following information:

1. A description of the elements of the project that are likely to give rise to significant effects to European Sites;
2. The Setting out the Conservation Objectives of the Site;
3. A description of how the project will affect key species and key habitats;
4. A description of how the integrity of the site (determined by structure and function and conservation objectives) is likely to be affected by the project (e.g. loss of habitat, disturbance, disruption, chemical changes, hydrological changes etc.);
5. A description of the mitigation measures that are to be introduced to avoid, reduce or remedy the adverse effects on the integrity of European Sites.

### **3.4 INFLUENCE OF THE APPROPRIATE ASSESSMENT PROCESS ON THE PLAN**

The purpose of the Appropriate Assessment of the Plan is not only to assess the implications of this Plan on European Sites and their qualifying features of interest occurring within its zone of influence, but also to provide safeguards that aim to minimise the ecological implications of the Plan and avoid likely significant effects to European Sites. This was completed by identifying any elements of the Plan and the current Dublin City CDP that aim to protect the natural environment.

## **4.0 OVERVIEW OF THE PROPOSED VARIATION**

### **4.1 BACKGROUND**

Dublin City Council (DCC) prepared a Masterplan for approximately 77 hectares of land at Dublin Industrial Estate and environs as an action of the Dublin City Development Plan 2022-2028 (the Development Plan). The Broombridge-Hamilton Masterplan (formerly known as Baile Bogáin [Ballyboggan]) has been prepared to enable 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.

The Masterplan lands are largely zoned for employment and enterprise under a Z6 zoning objective in the Dublin City Development Plan 2022-2028. This Z6 zoning objective seeks to provide for the creation and protection of enterprise and facilitate opportunities for employment creation. This zoning objective does not provide for residential development. The development framework is therefore subject to activation through a land use zoning variation to facilitate sustainable mixed-use residential development within the Masterplan area. For clarity, the proposed Masterplan is considered to be indicative until such time as a statutory land use variation of the Development Plan has been approved to enable its activation.

Key statistics of the proposed Broombridge-Hamilton SDRA 18 (proposed Variation) are set out in Table 4.1 below.

**Table 4.1: Key Statistics of the proposed SDRA (proposed Variation)**

SDRA (Masterplan) Area	Circa 77 hectares
No. Housing Units	Circa 8,500 anticipated
Density Range	200-250 uph net as per Development Plan and National Guidelines
Use Mix	75% residential / 25% enterprise and community anticipated
Proposed Zoning	Z14 Strategic Development and Regeneration Area (SDRA) from Z6 (Employment/Enterprise) on 45.5 ha of land
Heights	<ul style="list-style-type: none"> <li>• Graduated heights as per Development Plan and National Guidelines</li> <li>• General height encouraged across lands between 4-6 storeys</li> <li>• Ranges between ‘up to 4’ and ‘up to 8’</li> <li>• Opportunity for ‘up to 9’ and extra floor/amplified height/ corner features such as at larger park and plaza</li> </ul>

Proposed SDRA 18 (Broombridge-Hamilton Masterplan) comprises 6 no. Chapters. Chapter 1 introduces the Masterplan and sets out the vision of the Masterplan whilst Chapter 2 set outs the responsibilities of Dublin City Council with respect to climate action and sustainability during the implementation of the Masterplan. Chapters 3 to 6 inclusive set out the objectives that will provide for the delivery of the Masterplan. It is these objectives that are examined as part of this Natura Impact Report to identify where the potential for adverse effects to European Sites could arise during the delivery of the Masterplan. All objectives of the Masterplan are listed in Table 7.1 below with an examination of each provided. This examination considers whether or not each objective has the potential to result in land use effects and potential adverse effects to European Sites.

The objectives of the Masterplan are set out in Section 7 below within an examination provided for each objective.

## 4.2 BIODIVERSITY OVERVIEW OF THE PLAN AREA

The key biodiversity attributes that are pertinent to this Natura Impact Report are the existing habitats and land cover occurring within the Plan Area and whether or not the Plan Area supports and is relied upon by populations of special conservation interest bird species of SPAs in the wider surrounding area.

The lands within the Plan Area are dominated by light industrial and commercial activity with started in the 18th century with the construction of the Royal Canal and shortly after the railway line. The plan area is also adjacent to significant areas of open green space that could form part of the wider green and blue network – namely the Royal Canal pNHA, the Tolka Valley Park, the historic cemetery of Glasnevin with the National Botanic Gardens less than 600m east from the plan boundary. Habitat and bird surveys have taken place over 2024 and are presented in this section.

### 4.2.1 Habitats

A section of the Royal Canal proposed Natural Heritage Area (pNHA) is included within the proposed SDRA area and includes not just the canal itself, its banks and towpath, but also an undeveloped area that has survived between the Royal Canal and the Phoenix Park Tunnel Branch and Dublin to Maynooth railway lines. The section of the canal corridor traversing the area to be covered by the SDRA Masterplan is one of the richest areas for biodiversity within the Dublin City Council area. A rich aquatic flora and fauna occurs in the canal, in the latter case possibly including the rare mollusc *Myxas*, and three species orchid rare in the city were recorded from railway embankments in the vicinity of the canal in the 1980s and 1990s. One of these species was pyramidal orchid *Anacamptis pyramidalis* and this species has been recorded again during the summers of 2023 and 2024 by a staff member of the National Parks and Wildlife Service of the Department just north of the Royal Canal towpath and immediately west of the Phoenix Park Tunnel Branch railway line within the undeveloped area between the railways and the canal<sup>1</sup>.

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<sup>1</sup> The information provided on foot of scoping submission from Department Housing, Local Government and Heritage.

#### ***4.2.2 Ecological Surveys***

Habitat survey and breeding bird surveys along with any observation of mammal tracks or evidence were undertaken 9<sup>th</sup> of June and 1<sup>st</sup> of July 2024. Non-breeding season surveys for birds with particular emphasis on the presence of wetland birds such as Brent Geese and Oystercatcher as well as gull species were completed within the Plan Area on the 1<sup>st</sup> December 2023, 13<sup>th</sup> February 2024 and 24<sup>th</sup> March 2024. Results are presented below.

#### ***4.2.3 Breeding Bird Surveys***

In total 28 species were recorded during both breeding bird visits. Of the 28, 2 red-listed species were observed along with 6 amber-listed species and 20 green conservation status birds. Confirmed breeding behaviour or activity was observed in 9 species while a further 6 were classed as both probable and possible breeding. 7 species exhibited non-breeding behaviours. It should be noted that, species could have been identified as confirmed breeders while also other individuals of the same species were observed as possible breeders due to alternative behaviour/activity. None of the bird species identified as breeding within the Plan Area are special conservation interest bird species of SPAs in the wider surrounding area.

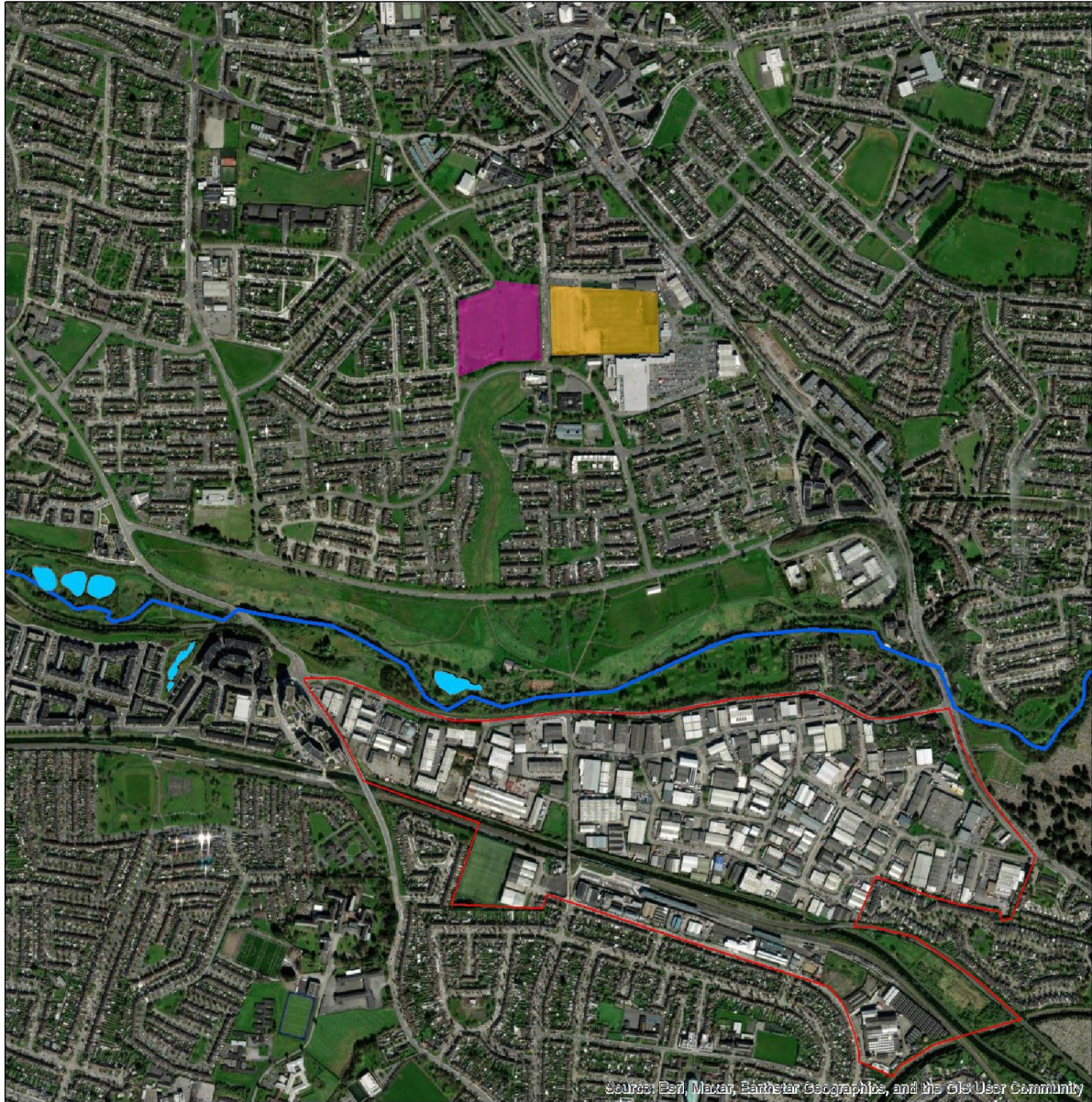
#### ***4.2.4 Non-breeding Season Surveys***

Site visits to the small areas of grassland were undertaken over late 2023 to early 2024 by ecologist Pat Doherty MCIEEM. These grassland habitats are confined in extent within the masterplan plans and no evidence of winter bird reliance on grassland habitats within the Plan Area were observed at these sites during these site visits. The only wetland bird species observed on grassland habitat were herring gull, as individuals and very small no. (max recording of 3 no. on area of amenity grassland to north of Ratoath Estate and west of TU Dublin Broombridge footland pitch).

Ecological surveys undertaken as part of the Luas Finglas EIAR undertook winter bird surveys at Tolka Park, north of the masterplan lands. These surveys were completed over 2021 – 2024 and based on desktop and site visits the following species of conservation interest were identified as using the Tolka Valley Park pond and/or the maintained amenity grassland areas within and adjacent to the boundaries of the proposed Luas Finglas Scheme- Light-bellied Brent Goose, Black-headed Gull, Curlew, Lapwing, Herring Gull, Lesser Black-

backed Gull, Common Gull and Cormorant, frequented the Tolka Valley Park. The grasslands associated with the Erin Isle GAA grounds and West Farnham grasslands supported Light Bellied Brent Geese, these lands are north of the masterplan lands. The location of the Tolka Valley Ponds and the Erin Isle GAA grounds and West Farnham grasslands with respect to the Plan Area are shown on Figure 4.1 below. The nearest pond to the Plan Area is c. 75m to the north of the Plan Area boundary. The Erin Isle GAA grounds and West Farnham grasslands are located greater than 800m to the north of the Plan Area.

Detailed monitoring of the Dublin Bay Brent Geese flock has been recently completed by Handby (2023) and Trapp (2023). These surveys included tracking of Brent Geese to identify key habitats within the urban footprint of Dublin City as well as at the coastal fringe. In addition both studies identified the location of other sites within the Dublin City area that were identified as being relied upon by other wetland bird species such as Oystercatcher. During these studies no areas of importance for Brent Geese or other wetland bird species were identified as occurring within the Plan Area. On the basis of the studies completed to date, the Plan Area is not considered to be relied upon by wetland bird species that are listed as special conservation interest bird species of SPAs in the wider surrounding area.



**Broombridge-Hamilton  
Masterplan  
SDRA 18**

**Figure 4.1**  
**Wetland Bird Habitat in the  
area surrounding the Plan Area**

**View of Plan Area**

- D** Masterplan Area
- Erin Isle GAA
- West Farnham
- Tolka Valley Ponds
- River Talka



Drawn By	PD
Date	08/04/2025
Data Source	Bing

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

## 5.0 EUROPEAN SITES OCCURRING WITHIN THE ZONE OF INFLUENCE OF THE VARIATION

The European Sites occurring in the wider area surrounding the Plan Area are shown on Figure 1.1 and 1.3 above. A total of 14 no. sites occur in the wider surrounding area. These are listed in Table 5.1 below and those that occur within the zone of influence of the proposed SDR are identified. The qualifying features of interest of each of the European Sites listed on Table 5.0 and their distance to the Plan Area are provided in Appendix 1.

**Table 5.1: European Sites in the Zone of Influence of the proposed Variation**

European Sites	In/Out of Zone of Influence
<b>SPAs</b>	
South Dublin Bay & Tolka Estuary SPA	In. The River Tolka provides a hydrological connection, albeit tenuous between the Plan Area and this SPA. The Plan Area is located within 4km of this SPA. The Plan Area supports amenity grassland land cover that could provide suitable foraging habitat for grassland foraging bird species of this SPA, particularly Brent Geese as well as Oystercatcher.
North Bull Island SPA	In. The Plan Area is located within 4km of this SPA. The Plan Area supports amenity grassland land cover that could provide suitable foraging habitat for grassland foraging bird species of this SPA, particularly Brent Geese as well as Oystercatcher.
Baldoyle Bay SPA	In. The Plan Area is located within 4km of this SPA. The Plan Area supports amenity grassland land cover that could provide suitable foraging habitat for grassland foraging bird species of this SPA, particularly Brent Geese.

Dalkey Island SPA	Out. This SPA is designated for breeding tern species. No suitable habitat for these species occurs within the Plan Area and there is no potential for these species to rely upon the Plan Area.
Ireland's Eye SPA	Out. This SPA is designated for breeding waterbirds. No suitable breeding habitat for these species occurs within the Plan Area and there will be no potential for the Variation to effect the breeding populations of waterbirds associated with this SPA.
Howth Head Coast SPA	Out. This SPA is designated for breeding waterbirds. No suitable breeding habitat for these species occurs within the Plan Area and there will be no potential for the Variation to effect the breeding populations of waterbirds associated with this SPA.
North-West Irish Sea SPA	In. This SPA is designated for waterbirds including a range of gull species. The gull species, namely Black-headed Gull, Lesser Black-backed Gull, common gull, Greater Black-Backed Gull that are listed as special conservation interests of this SPA are known to occur within the urban area of Dublin City. Further consideration of the Variation's implication for these species is set out in this Natura Impact Report.
<b>SACs</b>	
North Dublin Bay SAC	<p>In. Surface waters could drain from the Plan Area to the River Liffey estuary, via the River Tolka, which in turn drains to Dublin Bay and are dispersed over this SAC.</p> <p>As such there is a hydrological connection between the proposed Variation and this SAC.</p>

South Dublin Bay SAC	Out. This SAC is located at Dublin Bay to the south of the South Wall. This SAC is designated for the presence of coastal Annex 1 habitats. Surface water from the Plan Area will eventually discharge to the River Liffey estuary and as shown on Figure 1.2 and 1.3, The River Tolka and River Liffey Estuary forms a hydrological pathway between the Plan Area and Dublin Bay where this SAC is located. However the River Liffey does not function as a hydrological pathway between the Variation area and this SAC. Modelling of the Liffey Estuary and Dublin Bay has shown that the waters from the Liffey draining into Dublin Bay are deflected east and north towards Dollymount and Howth. The presence of the South Great Wall in Dublin Bay provides a barrier to the movement of waters towards the south (Dowly & Bedri, 2007; Bedri et al., 2012; Camp, Dresser & McKee, 2012). As such there is no impact pathway between the Plan Area and this SAC.
Ireland's Eye SAC	Out. There are no pathways connecting the Plan Area to this SAC.
Malahide Estuary SAC	Out. There are no pathways connecting the Plan Area to this SAC.
Rockabill to Dalkey Island SAC	Out. There are no pathways connecting the Plan Area to this SAC.
Howth Head SAC	Out. There are no pathways connecting the Plan Area to this SAC.

Following on from Table 5.1 above the European Sites that have been identified as occurring within the zone of influence of the proposed Variation and that require further examination as part of this Natura Impact Report are:

- South Dublin Bay & Tolka Estuary SPA;
- North Bull Island SPA;
- Baldoye Bay SPA
- North-West Irish Sea SPA
- North Dublin Bay SAC

The following sub-sections provide an overview of the five European Sites occurring within the zone of influence of the Plan.

### **5.1 North Dublin Bay SAC**

This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head. The North Bull Island is the focal point of this site. Qualifying features for which this site has been designated as a SAC are listed in Table 5.2 below. The distribution of the habitats associated with this SAC are outlined in the Conservation Objectives for this SAC (see NPWS, 2013).

The threats and pressures to this SAC have been documented in the Standard Natura 2000 Data Form for the site<sup>2</sup>. The documented threats and pressures to this SAC are as follows:

- Urbanised areas, human habitation
- Walking, horseriding and non-motorised vehicles
- Golf course
- Industrial or commercial areas
- Discharges

<sup>2</sup> Standard Natura 2000 Data Forms are provided for each European Sites on the NPWS website at [www.npws.ie/protectedsites](http://www.npws.ie/protectedsites)

**Table 5.2: North Dublin Bay SAC Qualifying Features of Interest & Conservation Status**

Qualifying Annex Feature	Conservation Status (Site-Level)	Conservation Status (National-Level)
Mudflats and sandflats not covered by seawater at low tide	Favourable	Poor
Annual vegetation of drift lines	Not established	Poor
Salicornia and other annuals colonizing mud and sand	Unfavourable	Poor
Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritima</i> )	Favourable	Poor
Petalwort ( <i>Petalophyllum ralfsii</i> )	Not established	Good
Mediterranean salt meadows ( <i>Juncetalia maritimi</i> )	Favourable	Poor
Embryonic shifting dunes Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes)	Unfavourable-inadequate	Poor
Fixed coastal dunes with herbaceous vegetation (grey dunes)	Unfavourable-Bad	Bad
Humid dune slacks	Unfavourable-inadequate	Bad

## 5.2 North Bull Island SPA

This site covers all of the inner part of north Dublin Bay, with the seaward boundary extending from the Bull Wall lighthouse across to Drumleck Point at Howth Head. The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Light-bellied Brent Goose, Shelduck, Teal, Pintail, Shoveler, Oystercatcher, Ringed Plover, Golden Plover, Grey Plover, Knot, Sanderling, Dunlin, Black-tailed Godwit, Bar-tailed Godwit, Curlew, Redshank, Turnstone and Black-headed Gull. The site is also of special conservation interest for holding an assemblage of over 20,000 wintering waterbirds. The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds.

The special conservation interests for which this site has been designated as a SPA are listed in Table 5.3 below. The threats and pressures to this SAC have been documented in the Standard Natura 2000 Data Form for the site. The documented threats and pressures to this SPA are as follows:

- Disposal of household / recreational facility waste
- Golf Course
- Industrial or commercial areas
- Walking, horseriding and non-motorised vehicles
- Bridge, viaduct
- Roads, motorways
- Discharges

**Table 5.3: North Bull Island SPA Special Conservation Interests & Conservation Status**

SCIs	Conservation Status
Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> )	Amber listed species- Species of medium conservation concern
Shelduck ( <i>Tadorna tadorna</i> )	Amber listed species- Species of medium conservation concern
Teal ( <i>Anas crecca</i> )	Amber listed species- Species of medium conservation concern
Pintail ( <i>Anas acuta</i> )	Red listed species – Species of high conservation concern <sup>†</sup>
Shoveler ( <i>Anas clypeata</i> )	Red listed species – Species of high conservation concern <sup>†</sup>

Oystercatcher ( <i>Haematopus ostralegus</i> )	Amber listed species- Species of medium conservation concern
Golden Plover ( <i>Pluvialis apricaria</i> )	Red listed species – Species of high conservation concern
Grey Plover ( <i>Pluvialis squatarola</i> )	Amber listed species- Species of medium conservation concern
Knot ( <i>Calidris canutus</i> )	Red listed species – Species of high conservation concern <sup>†</sup>
Sanderling ( <i>Calidris alba</i> )	Green listed species – Species not threatened
Dunlin ( <i>Calidris alpina</i> )	Amber listed species- Species of medium conservation concern
Black-tailed Godwit ( <i>Limosa limosa</i> )	Amber listed species- Species of medium conservation concern
Bar-tailed Godwit ( <i>Limosa lapponica</i> )	Amber listed species- Species of medium conservation concern
Curlew ( <i>Numenius arquata</i> )	Red listed species – Species of high conservation concern
Redshank ( <i>Tringa totanus</i> )	Red listed species – Species of high conservation concern
Turnstone ( <i>Arenaria interpres</i> )	Green listed species – Species not threatened
Black-headed Gull ( <i>Larus ridibundus</i> )	Red listed species – Species of high conservation concern
Wetlands & Waterbirds	

### 5.3 South Dublin Bay River Tolka Estuary SPA

The South Dublin Bay and River Tolka Estuary SPA comprises a substantial part of Dublin Bay. It includes the intertidal area between the River Liffey and Dun Laoghaire, and the estuary of the River Tolka to the north of the River Liffey, as well as Booterstown Marsh. A portion of the shallow marine waters of the bay is also included.

The qualifying features for which this site has been designated as a SPA are listed in Table 5.5 below. The threats and pressures to this SAC have been documented in the Standard Natura 2000 Data Form for the site (NPWS, 2017). The documented threats and pressures to this SPA are as follows:

- Walking, horseriding and non-motorised vehicles
- Reclamation of land from sea, estuary or marsh
- Discharges
- Roads, motorways
- Industrial or commercial areas

**Table 5.4: South Dublin Bay River Tolka Estuary SPA Special Conservation Interests & Conservation Status**

SCIs	Conservation Status
Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> )	Amber listed species- Species of medium conservation concern
Oystercatcher ( <i>Haematopus ostralegus</i> )	Amber listed species- Species of medium conservation concern
Ringed Plover ( <i>Charadrius hiaticula</i> )	Amber listed species- Species of medium conservation concern
Grey Plover ( <i>Pluvialis squatarola</i> )	Amber listed species- Species of medium conservation concern
Knot ( <i>Calidris canutus</i> )	Red listed species – Species of high conservation concern <sup>†</sup>
Sanderling ( <i>Calidris alba</i> )	Green listed species – Species not threatened
Dunlin ( <i>Calidris alpina</i> )	Amber listed species- Species of medium conservation concern

Bar-tailed Godwit ( <i>Limosa lapponica</i> )	Amber listed species- Species of medium conservation concern
Redshank ( <i>Tringa totanus</i> )	Red listed species – Species of high conservation concern
Black-headed Gull ( <i>Croicocephalus ridibundus</i> )	Red listed species – Species of high conservation concern
Roseate Tern ( <i>Sterna dougallii</i> )	Green listed species – Species not threatened
Common Tern ( <i>Sterna hirundo</i> )	Amber listed species- Species of medium conservation concern
Arctic Tern ( <i>Sterna paradisaea</i> )	Amber listed species- Species of medium conservation concern
Wetlands & Waterbirds	

#### 5.4 Baldoye Bay SPA

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species:

- Light-bellied Brent Goose;
- Shelduck;
- Ringed Plover;
- Golden Plover;
- Grey Plover; and
- Bar-tailed Godwit.

The E.U. Birds Directive pays particular attention to wetlands and, as these form part of this SPA, the site and its associated waterbirds are of special conservation interest for Wetland & Waterbirds. The principal wetland habitats occurring within the SPA are mudflats and saltmarsh habitats.

Baldoye Bay is an important site for wintering waterfowl, providing good quality feeding areas and roost sites for an excellent diversity of waterfowl species. It supports an internationally important population of Light-bellied Brent Goose (726), and has a further five species with nationally important populations (all figures are mean peaks for the five winters 1995/96 to 1999/2000): Shelduck (147), Ringed Plover (223), Golden Plover (2,120), Grey Plover (200) and Bar-tailed Godwit (353). Other species which occur include Great Crested Grebe (42), Pintail (35), Teal (138), Mallard (46), Common Scoter (61), Oystercatcher (531), Lapwing (524), Knot (189), Dunlin (879), Black-tailed Godwit (113), Curlew (98), Redshank (224), Greenshank (11) and Turnstone (43).

Regular breeding birds include Shelduck, Mallard and Ringed Plover. In autumn, passage migrants such as Curlew Sandpiper, Spotted Redshank and Green Sandpiper are regular in small numbers. Little Egret, a species which has recently colonised Ireland, also occurs at this site.

### **5.5 North-West Irish Sea SPA**

The North-west Irish Sea SPA constitutes an important resource for marine birds. The estuaries and bays that open into it along with connecting coastal stretches of intertidal and shallow subtidal habitats, provide safe feeding and roosting habitats for waterbirds throughout the winter and migration periods. These areas, along with more pelagic marine waters further offshore, provide additional supporting habitats (for foraging and other maintenance behaviours) for those seabirds that breed at colonies on the north-west Irish Sea's islands and coastal headlands. These marine areas are also important for seabirds outside the breeding period.

This SPA extends offshore along the coasts of counties Louth, Meath and Dublin, and is approximately 2,333km<sup>2</sup> in area. This SPA is ecologically connected to several existing SPAs in this area.

The breeding seabird species listed for those SPAs, which abut the North-West Irish Sea SPA are: Fulmar (Lambay Island SPA); Cormorant (Skerries Island SPA; Ireland's Eye SPA; Lambay Island SPA); Shag (Skerries Island SPA; Lambay Island SPA); Lesser Black-backed Gull (Lambay Island SPA); Herring Gull (Skerries Island SPA; Ireland's Eye SPA; Lambay Island SPA); Kittiwake (Lambay Island SPA; Ireland's Eye SPA; Howth Head SPA); Roseate Tern (Rockabill SPA); Common Tern (Rockabill SPA); Arctic Tern (Rockabill SPA); Little Tern (Boyne Estuary SPA); Guillemot (Lambay Island SPA, Ireland's Eye SPA); Razorbill

(Lambay Island SPA, Ireland's Eye SPA); and Puffin (Lambay Island SPA). The Common Tern population that is listed for the nearby South Dublin Bay and River Tolka Estuary SPA is also likely to use this SPA as a foraging resource.

Informed by two surveys of the western Irish Sea region in 2016 an estimated 120,232 and 34,626 individual marine birds occurred in this SPA during autumn and winter respectively. Those marine bird species whose estimated abundances equalled or exceeded 1% of the total estimated size of the winter assemblage are: Red-throated Diver (538), Fulmar (506), Little Gull (391), Kittiwake (944), Black-headed Gull (508), Common Gull (2,866), Herring Gull (6,893), Great Black-backed Gull (2,096), Razorbill (4,638) and Guillemot (13,914). The estimated 2016 summer abundance of Manx Shearwater in the North West Irish Sea SPA is 13,010 and is of international importance. The estimated 2016 autumn and winter abundances of Great Northern Diver in the North West Irish Sea SPA is 248 and 230 respectively and are of international importance. The estimated abundances of Common Scoter over parts of this SPA can reach significant numbers (e.g. 14,567 in December 2018) which is also of international importance.

## **6.0 CONSERVATION OBJECTIVES**

The function of this NIR in support of Appropriate Assessment is to determine whether the proposed Variation could have significant effects on the European Sites occurring within its zone of influence, in view of the Conservation Objectives for the qualifying features of interest/special conservation interests of these European Sites that also occur within the zone of influence of the Variation. Generic Conservation Objectives have been published for all European Sites occurring in Ireland. The generic Conservation Objectives for SAC and their qualifying habitats and qualifying species are:

- To maintain the Annex I habitats for which the SAC has been selected at favourable conservation status;
- To maintain the Annex II species for which the SAC has been selected at favourable conservation status;
- To maintain the extent, species richness and biodiversity of the entire site; and
- To establish effective liaison and co-operation with landowners, legal users and relevant authorities.

The generic Conservation Objectives for SPAs and their special conservation interests are:

To maintain the bird species of special conservation interest, for which the SPA has been designated, at favourable conservation status.

Favourable Conservation status of a habitat is achieved when:

- Its natural range, and area it covers within that range, are stable or increasing;
- The specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and
- The conservation status of its typical species is “favourable”.

Favourable Conservation status of a species is achieved when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and
- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

In addition to the published generic Conservation Objectives for all European Sites, Site Specific Conservation Objectives (SSCOs) have been published for the 5 number European Sites occurring within the zone of influence of the proposed Variation. These SSCOs identify the attributes that underpin the conservation status of qualifying features of interest/special conservation interests and provide targets for ensuring that their favourable status is maintained and/or restored. The SSCO’s for the five European Sites occurring within the zone of influence of the proposed Variation and are available from the NPWS at the following website: <https://www.npws.ie/protected-sites/conservation-management-planning/conservation-objectives>.

## **7.0 ASSESSMENT OF THE PLAN**

### **7.1 EXAMINATION OF PLAN OBJECTIVES**

The objectives of proposed SDRA 18 are listed in Table 7.1 below and an examination is provided for each to identify whether or not they have the potential to result in adverse effects to the European Sites occurring within the zone of influence of the Variation.

**Table 7.1: Examination of Objectives of SDRA 18**

<b>SDRA 18 - Broombridge-Hamilton Masterplan Objectives</b>		
<b>Objectives</b>	<b>Objective Details</b>	<b>Potential for likely significant effects to European Sites</b>
<b>Chapter 3 Objectives</b>		
Specific Design Objective 1 - Water Sensitive Urban Design / Nature-Based solutions for the management of Surface/Rain Water:	Water sensitive urban design solutions for the management of surface and rain water using nature-based solutions shall be incorporated into the street and public realm network. Major SuDS features shall be located along Ballyboggan Road to the west, at Broombridge Road, along the proposed Luas Finglas alignment and along Finglas Road.	The implementation of this objective will have the potential for positive implications for water quality. No potential for likely significant effects to European Sites.
Specific Design Objective 2 - Royal Canal Linear Park:	The delivery of the Royal Canal Linear Park is identified as a strategic flagship project in this Masterplan. Delivery will require a coordinated approach between the local authority, landowners and other stakeholders. Dublin City Council will actively explore options for the implementation and delivery of the linear park.	The delivery of the Royal Canal Linear Park will not result in likely significant effects to European Sites. Project level Screening Report for Appropriate Assessment for the Royal Canal Greenway have been completed and have found that the delivery of the greenway will not result in likely significant effects to European Sites.

Specific Design Objective 3 - Community Grade 1 Parks:	Two community grade 1 parks (Dublin City Parks Strategy), that provide for passive recreation and active play will be delivered. Dublin City Council will actively explore options for the implementation and delivery of these parks.	The active exploration of options for the implementation and delivery of two community parks will not result in land use effects that could in turn result in likely significant effects to European Sites.
Specific Design Objective 4 - Parcel-Based Open Spaces:	The identified passive and linear open spaces within individual development parcels is fixed to ensure that sufficient usable, multi-function and connected amenity space is provided to serve neighbourhoods. Deviations may be considered as part of considered design proposals as long as the overall design objectives can be demonstrated as part of a parcel-based masterplan prepared by applicants to accompany development proposals.	The implementation of this objective will not result in likely significant effects to European Sites.
Specific Design Objective 5 - Local Traffic Management and Permeability:	To investigate the feasibility of enabling a secondary vehicular access road, between Ballyboggan Road and Lagan Road to support local traffic management within the plan area, post Luas Finglas construction and operation.	The investigation to be implemented for this objective will not result in land use effects that could in turn result in likely significant effects to European Sites.
Specific Design Objective 6 - Local Traffic Management and Permeability:	To monitor existing major traffic junctions and to carry out mobility improvements where necessary, in tandem with plan implementation and in addition to BusConnects proposals, in order to cater for increased pedestrian and cyclist movements.	The carrying out of mobility improvements within the plan area will not result in likely significant effects to European Sites.
Specific Design Objective 7 – Car Parking Strategy:	The car parking standards set out in the Development Plan will be applied in this Masterplan. Car parking maxima of up to 1 space per residential unit (where	The provision of car parking standards will not result in likely significant effects to European Sites.

justified) may be considered in order to support family friendly living policies in the city.

#### **Chapter 4 Urban Form & Design Objectives**

Specific Design Objective 8 -  
Parcel level Masterplans:

In order to ensure that a coordinated approach is taken to the delivery of public open space, surface water drainage, community and social infrastructure, the first application(s) within individual development parcels will be required to produce a detailed parcel-based masterplan to accompany planning applications<sup>+</sup>. Where possible, it is the preference of the planning authority that such masterplans should be prepared and agreed with the approval of all landowners, businesses owners and community/cultural operators within parcels. However, it is accepted that this is not always possible and can present challenges. Therefore, the planning authority may accept a parcel-based masterplan as part of a planning application, if it is satisfied that: an acceptable level of consultation, or reasonable efforts to engage, with relevant landowners, businesses owners and community/cultural operators has taken place; that an appropriate and reasoned spatial response is set out; and that the masterplan complies with this Masterplan.

Where the provision of streets, public open spaces or SuDS extends across landownership boundaries within parcels, applicants will be required to demonstrate the coordinated delivery of this essential infrastructure as part of proposals.

Dublin City Council may consider selective land acquisition where it is considered that key regeneration proposals are being unreasonably delayed due a lack of appropriate coordination or agreement between key stakeholders.

<sup>+</sup>See Figure 6.1

The provision of parcel level masterplans will not result in likely significant effects to European Sites.

Specific Design Objective 9 - Proposed local streets (filtered permeability):

The Masterplan introduces a number of local streets through development parcels which serves to enhance permeability and functions to create a number of smaller plots and urban blocks. This approach supports the achievement of a finer urban grain and a diversity in land use and built form. The precise location of these streets is flexible in accordance with the definition set out in Chapter 1, as long as the overall design objectives can be achieved. New local streets shall:

- Be delivered as part of planning applications. This may require a coordinated approach between individual landowners.
- Be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS).
- While local streets will be filtered, public access should be maintained. As such, any measure to restrict or limit public access along such streets will not be acceptable.
- Built form shall not ‘build over’ streets and streets shall remain open.
- Be designed to a taken-in-charge standard.

The implementation of this action will not result in likely significant effects to European Sites.

Specific Design Objective 10 -  
Open Space:

The urban perimeter block and court typology supports the clear delineation between public, semi-private and private open space. While the Masterplan identifies locations for public open space, it is anticipated that other blocks will provide public, semi-private and private open spaces, as required under the provisions of the Development Plan. However, in lieu of providing minimal public open space within all urban blocks that do not identify strategic open space as illustrated in the Masterplan, the planning authority may accept an additional development contribution in lieu of provision. Detailed design proposals will also be required to provide landscaped communal open space within the blocks, providing an important amenity for residents. This typology also provides a safe area for providing children's play areas within individual developments.

The implementation of this action will not result in likely significant effects to European Sites.

<p>Specific Design Objective 11 - Design:</p>	<p>Proposed buildings will be designed to the highest architectural quality and respond to the identified character areas and urban function. Variety in architectural style is strongly encouraged. The urban structure set out provides opportunities for variety within individual development parcels. This should be maximised to create variety and to create unique character and identity, recognising the area's industrial heritage as well as its long association with the railway and canal. Such elements present an opportunity to anchor new development in local history, promote the creation of place and help maintain the continuation of established identity.</p>	<p>The implementation of this action will not result in likely significant effects to European Sites.</p>
<p><b>Chapter 5 Land use &amp; Function Objectives</b></p>		
<p>Specific Design Objective 12 - Tenure Mix:</p>	<p>To create balanced and mixed communities a mixed tenure approach to housing delivery with a balanced choice of tenure types within individual neighbourhood blocks and development phases will be required. Mixed tenure development should be 'tenure blind' with differing tenure units physically indistinguishable from those built for, sale or rent at market prices.</p>	<p>The implementation of this action will not result in likely significant effects to European Sites.</p>

Specific Design Objective 13 – Unit Mix:	To allow for a specific mix of unit sizes for social housing developments, for social/affordable, for housing provided for under Part V the Act or for schemes to provide housing for older persons, in accordance with the specific requirements of the Housing & Community Services Department.	The implementation of this action will not result in likely significant effects to European Sites.
Specific Design Objective 14 - Unit sizes:	To support community formation, stability and well-being, there is an expressed preference for the provision of two bed and longer-term family size accommodation within the mandatory requirements of the Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025.	The implementation of this action will not result in likely significant effects to European Sites.
Specific Design Objective 15 - Housing for Older Persons:	<p>To ensure the development of an intergenerational community and place, opportunities for tailored housing options for older people will be supported to allow the development of sheltered own-door housing, assisted-living apartments as well as nursing home care and related services.</p> <p>As such, two bedroom (plus) units are encouraged as an appropriate typology for rightsizing, assisted or age friendly living where space is provided for occasional care assistance and family support, in line with the Quality Housing for Sustainable Communities guidance published by the Department in 2007 (updated 2021).</p>	The implementation of this action will not result in likely significant effects to European Sites.

<p>Specific Design Objective 16 - School Site:</p>	<p>To reserve a site within the Masterplan to accommodate a new educational facility to serve the population of the area, and to work with the Department of Education where the decision is made to proceed with new school(s). The design of any new educational facility must support a compact approach to infrastructure provision and shall ensure that facilities such as pitches and/or halls can be used out of hours.</p>	<p>The implementation of this action will not result in likely significant effects to European Sites.</p>
<p>Specific Design Objective 17 - Local Community, Culture and Recreational Spaces</p>	<p>To promote the development of local community, cultural and recreational spaces within the Masterplan, with a particular focus on the community hub and village area of the scheme as an attraction and benefit to the residents in the area.</p>	<p>The promotion of this action will not result in likely significant effects to European Sites.</p>
<p>Specific Design Objective 18 - Demolition or Replacement of a Use of Cultural Value</p>	<p>Where applications are made seeking to demolish or replace a cultural space/use including any recording studios or community markets, the development must re-accommodate the same or increased volume of space/use or a similar use within the redevelopment or wider SDRA. Cultural uses can also include theatres, cinemas, artist studios, performance spaces, music venues, nightclubs, studios and dance space.</p>	<p>The implementation of this action will not result in likely significant effects to European Sites.</p>

<p>Specific Design Objective 19 - Supporting enterprise &amp; employment:</p>	<p>In order to support existing and new enterprise and employment opportunities in accordance with the land use strategy and urban design principles set out in the Masterplan, innovative design solutions should be explored to integrate residential use, enterprise/employment uses and comparison retail, while ensuring that active frontages and animated public realm is achieved, by adapting the urban block structure</p>	<p>The implementation of this action will not result in likely significant effects to European Sites.</p>
<p>Specific Design Objective 20 - Supporting established enterprise &amp; employment:</p>	<p>Existing employers and established land uses will be supported as the lands transition from an industrial focus towards a more diversified employment and residential mix. The Masterplan supports the consolidation and diversification of employment uses as part of a phased renewal of the area. While the continuation of existing established uses will not be unreasonably restricted, as the area transitions away from a predominantly industrial area and the density of residential uses increases in the immediate vicinity of any existing business or industry, applicants will be required to consider the potential impact on adjacent sensitive uses and consider the use of mitigation measures.</p>	<p>The implementation of this action will not result in likely significant effects to European Sites.</p>
<p><b>Chapter 6 Implementation Objectives</b></p>		

<p>Specific Design Objective 21 - Funding &amp; Implementation:</p>	<p>Dublin City Council will use the City's Development Contributions Scheme to support the implementation of the Masterplan, supplementing the levies with additional funding from other sources where possible. Dublin City Council may consider selective land acquisition where it is considered that key regeneration proposals are being unreasonably delayed due a lack of appropriate coordination or agreement between key stakeholders.</p>	<p>No likely significant effects to European Sites.</p>
<p>Specific Design Objective 22 - Monitoring &amp; Review:</p>	<p>A review of the Masterplan will be undertaken by Dublin City Council as part of the review of the Dublin City Development Plan 2022-2028 or as economic or legislative developments require.</p>	<p>No likely significant effects to European Sites.</p>

Each of the objectives of proposed SDRA 18 have been examined for their potential to result in adverse effects to European Sites and it has been found that, none of these objectives, in and of themselves, have the potential to result in such effects to European Sites.

However, it is noted that as part of the delivery of the Masterplan significant infrastructure works will be required. These infrastructure works will comprise demolition works, construction works and the generation of emissions during the operation phase.

The potential ecological effects of demolition and construction works and operation phase emissions relate to:

- Habitat degradation resulting from emissions to surface water: the demolition and construction phase of projects resulting from the overall implementation of the masterplan could result in the discharge of contaminated surface water to receiving watercourses.
- Habitat degradation resulting from emissions to groundwater: as above, the overall implementation of the masterplan could result in the discharge of polluted waters to groundwaters during the construction phase and operation phase of project.
- Habitat degradation resulting from emissions to air: the construction phase and operation phase of the project can result in the emission of pollutants, such as dust, particulate matter, SO<sub>x</sub> and NO<sub>x</sub> to the atmosphere.
- Habitat degradation resulting from the spread of non-native invasive species during works facilitated by the overall implementation of the Masterplan: If present on site development projects can result in the spread of these species; and
- Disturbance and/or displacement of special conservation interest bird species from surrounding areas: whilst it is noted that, on the basis of current baseline information, the Plan Area is not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Ponds within the Tolka Park that are known to be used by wetland birds are located within c. 75m of the Plan Area boundary. Demolition and construction works associated with the Plan

could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from habitats.

Table 7.2 below lists the special conservation interests of the five European Sites occurring within the zone of influence of the Variation and assesses whether each of these features are risk from the ecological effects listed above.

**Table 7.2: Potential for Ecological Effects to result in adverse effects to the Qualifying Features/special conservation interests of European Sites**

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
<b>North Dublin Bay SAC</b>					
Mudflats and sandflats not covered by seawater at low tide [1140]	No. Rationale: No works or emissions associated with the SDRA will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities facilitated by the SDRA Masterplan will have the potential to result in downstream impacts to water quality with consequent implications for the status of this habitat downstream.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However, given the distance separating the Variation Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the Plan area and such species could be conveyed downstream via the River Tolka and the Liffey estuary to this habitat. In addition while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out.	No. Any works facilitated by the implementation of the Masterplan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
Annual vegetation of drift lines [1210]	No. Rationale: No works or emissions associated with the SDRA Masterplan will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	No. Any works facilitated by the implementation of the SDRA Masterplan will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Salicornia and other annuals colonising mud and sand [1310]	No. Rationale: No works or emissions associated with the SDRA Masterplan will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities facilitated by the Masterplan will have the potential to result in downstream impacts to water quality with consequent implications for	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	No. Any works facilitated by the implementation of the Variation will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
		the status of this habitat downstream.	that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.		
Atlantic salt meadows ( <i>Glauco-Puccinellietalia maritimae</i> ) [1330]	No. Rationale: No works or emissions associated with the SDRA Masterplan will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities facilitated by the SDRA Masterplan will have the potential to result in downstream impacts to water quality with consequent implications for the status of this habitat downstream.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	No. Any works facilitated by the implementation of the Variation will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Mediterranean salt meadows ( <i>Juncetalia maritimi</i> ) [1410]	No. Rationale: No works or emissions associated with the proposed Variation will result in the physical	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the	No. Any works facilitated by the implementation of the masterplan will be at a remote distance from this habitat and will not result in

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
	loss or fragmentation of this habitat.	result of land use activities facilitated by the SDRA Masterplan will have the potential to result in downstream impacts to water quality with consequent implications for the status of this habitat downstream.	Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	spread of non-native invasive species in this habitat.	disturbance/displacement at this habitat.
Embryonic shifting dunes [2110]	No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	No. Any works facilitated by the implementation of the Variation will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2120]	No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	No. Rationale: The Variation Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	No. Any works facilitated by the implementation of the Variation will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	No. Rationale: No works or emissions associated with the SDRA Masterplan will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	No. Any works facilitated by the implementation of the Variation will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
			that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.		
Humid dune slacks [2190]	No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	No. Any works facilitated by the implementation of the Variation will be at a remote distance from this habitat and will not result in disturbance/displacement at this habitat.
Petalophyllum ralfsii (Petalwort) [1395]	No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of	No. Rationale: This species is not reliant on surface water bodies and its status is not influenced by lotic or estuarine water quality.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the	No. Any works facilitated by the implementation of the Variation will be at a remote distance from this habitat and will not result in disturbance/displacement at

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
	habitat relied upon by this species.		Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	spread of non-native invasive species in this habitat.	this habitat locations supporting this species.
<b>South Dublin Bay &amp; Tolka Estuary SPA</b>					

Wintering Waterbirds	No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities facilitated by the Variation will have the potential to result in downstream impacts to water quality with consequent implications for the status of this habitat downstream and its function as a foraging habitat for wetland birds of this SPA.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Plan Area is not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Variation
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European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
			and up to 500m along track out roads.		could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.

Breeding Terns	<p>No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of this habitat.</p>	<p>Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities facilitated by the Variation will have the potential to result in downstream impacts to water quality with consequent implications for the status of this habitat downstream.</p>	<p>No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.</p>	<p>No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.</p>	<p>Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Plan Area is not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Variation could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.</p>
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European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
<b>North Bull Island SPA</b>					
Wintering Waterbirds	No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities completed for the Variation will have the potential to result in downstream impacts to water quality. The potential for perturbations to water quality in the River Tolka and Liffey Estuary requires further examination as part of this Natura Impact Report.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Plan Area is not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Variation could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
<b>Baldoyle Bay SPA</b>					
Wintering Waterbirds	No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of this habitat.	No. Rationale: This SPA is not hydrologically connected to the Plan Area.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Plan Area is not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Variation could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.
North-West Irish Sea SPA					

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation			Disturbance/Displacement
		Water Emissions	Air	Non-native invasive species	
Waterbirds	No. Rationale: No works or emissions associated with the Variation will result in the physical loss or fragmentation of this habitat.	No. Rationale: This SPA is not hydrologically connected to the Plan Area.	No. Rationale: Demolition and construction works will have the potential to result in emissions to air in the form of dust. However given the distance separating the Plan Area from this SAC there will be no potential for such dust emissions to result in adverse effects to this habitat. This is supported by guidelines (see Holman et al., 2014) which note that air quality effects associated with dust emissions from demolition and construction sites are restricted to c. 50m from sites and up to 500m along track out roads.	No. Rationale: The Plan Area is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.	Yes. Rationale: Whilst it is noted that, on the basis of current baseline information, the Plan Area is not relied upon by special conservation interest bird species of SPAs in the wider surrounding area, other areas outside of the Plan Area, such as at Tolka Park to the north are known to support species associated with these SPAs. Demolition and construction works associated with the Variation could result in disturbance to these species and where disturbance stimuli persist they could result in displacement of these species from these habitats within Tolka Park to the north.

## 7.0 IN-COMBINATION EFFECTS

This Section provides an outline of the potential cumulative effects of the proposed Variation in-combination with other plans and projects. There is potential for a wide range of plans and project to combine with the Broombridge-Hamilton SDRA Masterplan. Table 7.3 below provides a non-exhaustive list of the Plans and Projects that were identified as representing those most likely to combine with the Broombridge-Hamilton Masterplan to result in potential cumulative effects. An assessment for potential cumulative effects to arise is provided for each of the Plans and Projects listed in Table 7.3.

**Table 7.3: Assessment For Potential Cumulative Effects With Other Plans & Projects**

Plan	Comment	Cumulative effects
National Planning Framework	The purpose of the NPF is to provide a focal point for spatial plans throughout the planning hierarchy. It will provide a framework for the new Regional Spatial and Economic Strategies (RSEs) by the three Regional Assemblies and the associated enhancement of the economic development focus of local authorities as per the Local Government Reform Act 2014. The draft NPF will co-ordinate the strategic planning of urban and rural areas in a regional development context to secure overall proper planning and development as well as co-ordination of the RSEs's and city/county development plans in addition to local economic and community plans and local area plans and other local development.	A NIR was prepared for this plan and an Appropriate Assessment was completed. The Appropriate Assessment concluded that, subject to mitigation measures proposed in the NIR, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
River Basin Management Plan for Ireland 2024	Ireland's third River Basin Management Plan 2024  Key actions in the Plan include tighter controls on the use of fertilisers that impact water quality, a greater focus on compliance and enforcement with over 60 new staff at local level, and a target of 4,500 farm inspections per year. In addition, continued investment in wastewater infrastructure will see Uisce Éireann investing a multi-billion Euro budget over the period 2025-2029 to reduce	A NIS was prepared for this plan and an Appropriate Assessment was completed. The Appropriate Assessment concluded that, subject to mitigation measures proposed in

Plan	Comment	Cumulative effects
	impacts on water quality, a new national River Barriers Mitigation Programme will ramp up efforts to remove river-blocks that impact on species like salmon and lamprey swimming upstream to spawn, and a review of arterial drainage requirements and the underpinning Arterial Drainage Act will be undertaken in the context of land use.	the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
Regional Spatial & Economic Strategy	The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development throughout the Region	A NIS was prepared for this plan and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
Dublin Climate Change Action Plan 2024 -2029	The Dublin Climate Action Plan 2024-2029 -Climate Neutral Dublin 2030 sets out the actions that Dublin City Council is taking to prepare our city and people living here for the known impacts of climate change – flooding, sea level rise, extreme weather events, and drought. Climate Neutral Dublin 2030 sets out how the City Council will mitigate greenhouse gas emissions and contribute the global effort to limit warming to below 1.5°C.	A NIS was prepared for this plan and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
Bus Connects	Planning approval granted by An Bord Pleanála for Ballymun/Finglas to City Centre on 12/03/2024.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the

Plan	Comment	Cumulative effects
		implementation of this project.
Luas Finglas	Railway Order lodged with An Bord Pleanála by TII under Railway Order 2024 (Abp-321278-24).	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
DART+ West (extend the DART network to Maynooth in County Kildare)	<p>The DART+ West project aims to increase train capacity from the current six trains per hour per direction to up to 12 trains per hour per direction, depending on demand. Passenger capacity is expected to rise to 13,200 passengers by 2025, a significant increase from the 5,000 passengers recorded in 2019. This project is designed to support existing communities and future sustainable development by offering an efficient alternative to private car travel. The new service will utilize electrical power, reducing the carbon footprint compared to the current diesel trains.</p> <p>The electrification of the rail line will largely follow the existing railway corridor. The Railway Order grants Iarnród Éireann the authority to proceed with the necessary electrification and infrastructure upgrades.</p>	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
DART+ South West	An Bord Pleanála have approved the Railway Order application to extend the electrified DART network from Hazelhatch & Celbridge to Heuston Station and the South city via Phoenix Park Tunnel.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a

Plan	Comment	Cumulative effects
		result of the implementation of this project.
MetroLink from Charlemont to Swords via Dublin Airport	<p>Note potential for future interchange of DART and Metrolink at Glasnevin. Railway Order lodged with An Bord Pleanála by TII under Railway Order 2022 (NA29N.314724)</p> <p><a href="https://www.pleanala.ie/en-ie/case/314724">https://www.pleanala.ie/en-ie/case/314724</a></p> <p>An Coimisiún Pleanála granted approval for the MetroLink Railway Order in October 2025.</p>	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
Royal Canal Greenway Phase 4B – Amending Part 8 Proposals	<p>Deferred temporarily due to a referral made by a 3rd Party on 18th October 2023 regarding the Determination received on the Environment Impact Assessment Screening and the Appropriate Assessment Screening, the Draft Chief Executive’s report cannot be concluded within the expected timeframe.</p> <p><a href="https://www.dublincity.ie/residential/transportation/active-travel/projects/royal-canal-greenway-phase-4/project-info-amending-part-8">https://www.dublincity.ie/residential/transportation/active-travel/projects/royal-canal-greenway-phase-4/project-info-amending-part-8</a></p> <p><a href="https://www.pleanala.ie/en-ie/case/318303">https://www.pleanala.ie/en-ie/case/318303</a></p> <p>A decision from An Bord Pleanála on the Appropriate Assessment Screening was received on 1<sup>st</sup> May 2024, which recommended that the preparation of a Natura Impact Report (NIR) is required for the scheme. The decision on the Environment Impact Assessment Screening is still pending.</p>	Subject to mitigation measures, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.

## 8.0 MITIGATION MEASURES

The Broombridge-Hamilton Masterplan (proposed SDRA 18) has been prepared within the framework of the Dublin City Development Plan 2022 – 2028 such that it aligns with the policies and objectives of the City Development Plan. As such all mitigatory policies and objectives identified in the Dublin City Development Plan 2022 -2028 during the SEA and AA process of same, will provide the same safeguards to ensure the potential impacts arising from the implementation of the masterplan will be avoided and/or mitigated to an insignificant level. Table 8.1 below, sets out the suite of mitigation measures to ensure the Variation does not give rise to significant environmental effects.

The key policies and objectives of the City Development Plan that will provide protection for European Sites in the zone of influence of the SDRA Masterplan are listed in Table 8.1 below.

Key measures to ensuring that the implementation of the Broombridge-Hamilton Masterplan does facilitate land use activities with potential to result in adverse effects to European Sites are those relating to water and noise emissions. As such, in addition to the protective policies and objectives of the City Development Plan as set out in Table 8.1 above, it will be a requirement of the Broombridge-Hamilton Masterplan that any land use activities supported by it implement in full:

1. the approaches for water management at development sites as set out in the Dublin City Council “Sustainable Drainage Design & Evaluation Guide (2021)”<sup>3</sup>
2. The approaches for noise control, as well as air quality control, for demolition and construction as set out in the Dublin City Council “Air Quality Monitoring and Noise Control Unit’s Good Practice Guide for Construction and Demolition (2024)”<sup>4</sup>

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<sup>3</sup> Available at: <https://www.dublincity.ie/sites/default/files/2021-12/dcc-suds-de-guide-2021.pdf>

<sup>4</sup> Available at: <https://www.dublincity.ie/sites/default/files/2024-09/construction-and-demolition-good-practice-guide-13-08-2024-updated.pdf>

**Table 8.1: Dublin City Development Plan 2022-2028 Environmental Safeguards**

<b>Material Assets</b>	
<b>SI2</b>	To ensure that development is permitted in tandem with available water supply and wastewater treatment and to manage development, so that new schemes are permitted only where adequate capacity or resources exist or will become available within the life of a planning permission
<b>SI3 Separation of Foul and Surface Water Drainage Systems</b>	To require all new development to provide separate foul and surface water drainage systems.
<b>SI4 Drainage Infrastructure Design Standards</b>	To require new private development sewers which are intended to connect to the public drainage system to comply with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works and/ or Irish Water foul sewer specification (where applicable).
<b>SI5 Safeguarding of Public Water Services Infrastructure</b>	To work in conjunction with Irish Water to safeguard existing water and drainage infrastructure by protecting existing wayleaves and buffer zones around public water service infrastructure.

<b>Water resources</b>	
<b>SI6 Water Conservation</b>	To require all developments to incorporate best practice water conservation and demand management measures in order to promote water conservation by all water users, and minimise the pressure for water drawdown, wastage of water supply and reduced availability of water resources
<b>SI7 Water Quality Status</b>	To promote and maintain the achievement of at least good status in all water bodies in the city
<b>SI8 Physical Condition of Waterbodies</b>	To promote the protection and improvement of the aquatic environment and water-dependent ecosystems through proactive discharge and emissions management, and through the enhancement of the physical condition of waterbodies
<b>SI9 Groundwater Pollution</b>	To promote the progressive reduction of pollution of groundwater
<b>SI22 Sustainable Drainage Systems</b>	To require the use of Sustainable Drainage Systems (SuDS) in all new developments, where appropriate, as set out in the Greater Dublin Strategic Drainage Study (Vol 2: New Development)/ Greater Dublin Regional Code of Practice for Drainage Works and having regard to the guidance set out in Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas, Water Sensitive Urban Design Best Practice Interim Guidance Document (DHLGH, 2021). Sustainable Drainage Systems (SuDS) should incorporate nature-based solutions and be designed in accordance with the Dublin City Council Sustainable Drainage Design & Evaluation Guide (2021) which is

	summarised in Appendix 12. SuDS should protect and enhance water quality through treatment at source while enhancing biodiversity and amenity
<b>GI30 Maintain and Improve Connectivity of Freshwater and Estuarine Habitats/ EU Birds &amp; Habitats Directives</b>	To conserve, maintain and restore freshwater and estuarine habitats which are of importance for species listed in the annexes of the EU Birds and Habitats Directives and to ensure connectivity of these in accordance with Article 10 of the EU Habitats Directive.
<b>GI31 Protect and Improve Ecological Status of Rivers under the EU Water Framework Directive</b>	To support the improvement of the ecological status of all rivers / waterbodies within the administrative area of Dublin City Council and those rivers identified in accordance with the River Basin Management Plan 2018 – 2021 and the next management plan to be produced under the 3rd river basin planning cycle (2022-2027), as required under the EU Water Framework Directive (see Chapter 9, Section 9.5.2 Urban Watercourses and Water Quality).
<b>Air Quality</b>	
<b>SI34 Management of Air Quality</b>	To monitor, pro-actively manage and improve air quality in the City through integrated land use and spatial planning measures to avoid, mitigate and minimise unacceptable levels of air pollution in accordance with national and EU policy directives on air quality and, where appropriate, drive compliance with established targets.
<b>SI35 Ambient Noise Quality</b>	To seek to preserve and maintain noise quality in the City in accordance with good practice and relevant legislation.

<b>Noise</b>	
<b>SI36 Noise Management</b>	To support pro-active management of noise in the City through measures such as appropriate road surfaces to avoid, mitigate, minimise noise in accordance with good practice, relevant legislation and in line with the Dublin Agglomeration Environmental Noise Action Plan 2018-2023 (and subsequent plans).
<b>SI37 Noise Sensitive Development</b>	To give careful consideration to the location, design and construction of noise sensitive developments, including the horizontal and vertical layout of apartment schemes, so as to ensure they are protected from major noise sources, where practical, and to minimise the potential for noise disturbance
<b>Light Pollution</b>	
<b>SI42 Light Pollution</b>	To not allow unnecessary, inappropriate or excessive artificial lighting and to ensure that the design of public and external lighting proposals minimises light spillage or pollution and has due regard to the character, environmental sensitivity and residential amenity of the surrounding area.
<b>Biodiversity Flora and Fauna</b>	

<p><b>GI2 Connectivity</b></p>	<p>To develop an interconnected green infrastructure network of strategic natural and semi-natural areas with other environmental features including green spaces, rivers, canals, the coastal and marine area and other physical features including streets and civic spaces that supports ecological, wildlife, and social connectivity. GI3 Multi-functionality (GI) To ensure delivery of multifunctional green and civic spaces that meet community needs, support biodiversity, promote active and passive recreation, flood and surface water management and local habitat improvements. The multi-functionality of spaces will be balanced against the need to protect and enhance local habitat and the recreational and functional requirements of parks.</p>
<p><b>GI5 Greening of Public Realm / Streets</b></p>	<p>To integrate urban greening features including nature-based solutions into the existing public realm where feasible and into the design of public realm projects for civic spaces and streets. The installation of living green walls will be encouraged to the fullest possible extent throughout the city of Dublin and tree pits with mixed planting will be preferred for the greening of streets in recognition of the co-benefits they offer for SuDs, biodiversity, amenity value and traffic calming.</p>
<p><b>GI6 New Development / New Growth Areas</b></p>	<p>To integrate Green Infrastructure and an ecosystem services approach into new developments / new growth areas in the city that contributes to the city's green infrastructure network by its extension and enhancement and that provides for the environmental resilience of new development.</p>
<p><b>GI9 European Union Natura 2000 Sites</b></p>	<p>To conserve, manage, protect and restore the favourable conservation condition of all qualifying interest/special conservation interests of all European sites designated, or</p>

	proposed to be designated, under the EU Birds and Habitats Directives, as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) (European / Natura 2000 sites).
<b>GI10 Flora and Fauna Protected under National and European Legislation Located Outside Designated Areas</b>	To adequately protect flora and fauna (under the EU Habitats and Birds Directives), the Wildlife Acts 1976 (as amended), the Fisheries Acts 1959 (as amended) and the Flora (Protection) Order 2022 S.I No. 235 of 2022, wherever they occur within Dublin City, or have been identified as supporting the favourable conservation condition of any European sites.
<b>GI11 Proposed Natural Heritage Areas</b>	To protect and enhance the ecological functions and connectivity of habitats and species of proposed Natural Heritage Areas (pNHAs) to be designated by the National Parks and Wildlife Service (NPWS).
<b>GI12 National and International Sites for Nature Conservation</b>	To protect sites for nature conservation as designated under the Ramsar Treaty for wetland sites, National Special Amenity Areas, National Nature Reserves, Important Bird Areas and Flora Protection Order Sites.
<b>GI13 Areas of Ecological Importance for Protected Species</b>	To ensure the protection, conservation and enhancement of all areas of ecological importance for protected species, and especially those listed in the EU Birds and Habitats Directives, including those identified as supporting the favourable conservation condition of any European sites, in accordance with development standards set out in this plan.
<b>GI14 Ecological / Wildlife Corridors</b>	To maintain and strengthen the integrity of the city's ecological corridors and stepping stones which enable species to move through the city, by increasing their connectivity [to be shown in the proposed Green Infrastructure Strategy] under Article 10 of the EU

	<p>Habitats Directive. Development proposals should not compromise their ecological functions and should realise opportunities to contribute to enhancing the nature conservation value of them by landscaping that provides complementary habitats. An Ecological Impact Assessment will be required for any proposed development likely to have a significant impact on habitats and species of interest on or adjacent an ecological corridor.</p>
<p><b>GI15 Inland and Sea Fisheries</b></p>	<p>To protect inland and sea fisheries and take full account of Inland Fisheries Ireland Guidelines ‘Planning for Watercourses in the Urban Environment’ 2020, when undertaking, approving or authorising development or works which may impact on rivers, streams, watercourses, estuaries, shorelines and their associated habitats. To protect sea angling sites designated by Inland Fisheries Ireland at the North and South Bull Walls and at Dollymount and Sandymount Strands</p>
<p><b>GI16 Habitat Creation and New Development</b></p>	<p>That new developments (as appropriate) will be required to support local biodiversity and incorporate biodiversity improvements through urban greening and the use of nature-based infrastructural solutions that are of particular relevance and benefit in an urban context. Opportunities should be taken as part of new development to provide a net gain in biodiversity and provide links to the wider Green Infrastructure network. All suitable new buildings will be required to incorporate swift nesting blocks into the building fabric.</p>
<p><b>GI17 Habitat Restoration</b></p>	<p>To increase the percentage of restored and naturalised areas on public land in the city. That new development on private and public lands should provide opportunities for restoration of degraded habitats and soils where feasible and provide for their long-term maintenance to limit degradation</p>

<b>GI18 Minimise Impact – Light and Noise</b>	To minimise the environmental impact of external lighting and noise at sensitive locations to achieve a sustainable balance between the needs of an area, the safety of walking and cycling routes and the protection of sensitive species such as bats (see also Section 9.5.9 Public & External Lighting)
<b>Landscape</b>	
<b>GI19 Protect and Enhance Landscapes</b>	To continue to protect and enhance the city’s landscape and seascape, the amenities of places and features of natural beauty and interest, through sustainable planning and design for both the existing community and for future generations in accordance with the National Landscape Strategy 2015 – 2025 and any updated strategy
<b>GI23 European Landscape Convention</b>	To continue to protect and enhance landscape, including existing green spaces through sustainable planning and design for both the existing community and for future generations in accordance with the principles of the European Landscape Convention.
<b>GI24 Multi-Functionality (GI)</b>	To incorporate new open space into the green infrastructure network for the city and providing a multi-functional role including: outdoor recreation, biodiversity, urban drainage, flood management, connection and carbon absorption without compromising public access to and the amenity function of open space (see Section 15.6: Green Infrastructure and Landscaping).

<b>G128 New Residential Development</b>	To ensure that in new residential developments, public open space is provided which is sufficient in amenity, quantity and distribution to meet the requirements of the projected population, including play facilities for children and that it is accessible by safe secure walking and cycling routes
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## **8.1 RESPONSIBILITY FOR IMPLEMENTING MITIGATION MEASURES**

The responsibility for implementing land use actions proposed by the Broombridge-Hamilton Masterplan lies with the relevant departments of Dublin City Council. Departments seeking to implement land use actions proposed by the Masterplan are obliged to ensure that the implementation of these actions are consistent with the Objectives and requirements of the environmental safeguards of the CDP as listed in Table 8.1 above. It is a statutory requirement for a competent authority (e.g. Dublin City Council) to carry out screening for Appropriate Assessment for all land use projects and all land use actions implemented under the proposed SDRA Masterplan will be assessed for their potential to result in likely significant effects to European Sites. However, such effects are not likely to occur if the Objectives in the CDP as listed in Table 8.1 above and full adherence to Dublin City Council guidelines for drainage, noise and air are adhered to.

## **8.2 MONITORING OF MITIGATION MEASURES**

Whilst there is no legal requirement to monitor the outputs of the AA process, there is an obligation to monitor the implementation of the CDP through the E.C. SEA Directive as implemented in Ireland. Contingency measures may have to be applied if there is evidence that Objectives cannot be implemented successfully. The *European Communities (Environmental Liability) Regulations 2008* will also apply in the event of any environmental damage to habitats and species both within and outside of the European sites.

## 9.0 CONCLUSION

This NIS has reviewed the potential impacts arising from the proposed Variation and found that, without the implementation of mitigation measures, the Plan will have the potential to impact upon the Conservation Objectives of five European Sites and their relevant qualifying features that occur within the zone of influence of the Variation.

The potential impacts that could negatively affect these European Sites have been outlined in Section 7 this NIS. These potential impacts relate to water emissions from land use activities facilitated by the SDRA Masterplan to the Tolka River and downstream to the South Dublin Bay & Tolka Estuary SPA and the potential for noise disturbance to wetland bird species that are listed as special conservation interest bird species of SPAs, at ex-situ habitats in the Tolka Park to the north of the Plan Area. Section 8 outlines the environmental safeguards within the Dublin City Development Plan and existing Dublin City Council best practice guidelines that will be applied for all land use activities supported by the SDRA Masterplan. The purpose of these safeguards is to minimise and/or eliminate potential impacts associated with any future land use activities support and facilitated by the SDRA Masterplan.

The mitigation measures outlined in Section 8 of this NIS will protect these Sites from potential adverse impacts. The measures and requirements of the Dublin City Development Plan 2022-2028 and particularly Objectives GI9 and GI13 that aim to protect, conserve and appropriately management European Sites provide a basis for eliminating or minimising to an insignificant level potential adverse land use effects that could arise from any future land use activities that may be facilitated by the Masterplan. These objectives along with the additional safeguards within the Development Plan and the Dublin City Council best practice guidelines to be implemented as part of all future land use activities will provide a basis for ensuring any future land use facilitated by the Variation will not be supported where they present a risk of unavoidable/un-mitigatable adverse effects to European Sites.

## REFERENCES

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## **APPENDIX 1: EUROPEAN SITES BASELINE INFORMATION**

SPA					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
004024	South Dublin Bay and River Tolka Estuary SPA	3.83	Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A046] 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] Sanderling ( <i>Calidris alba</i> ) [A144] Dunlin ( <i>Calidris alpina</i> ) [A149] Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157] Redshank ( <i>Tringa totanus</i> ) [A162] Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179] Roseate Tern ( <i>Sterna dougallii</i> ) [A192] Common Tern ( <i>Sterna hirundo</i> ) [A193] Arctic Tern ( <i>Sterna paradisaea</i> ) [A194] Wetland and Waterbirds [A999]	Liffey & Dublin Bay	Mayne_SC_010 Tolka_SC_020 Dodder_SC_010

SPA					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
004006	North Bull Island SPA	6.84	Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A046] Shelduck ( <i>Tadorna tadorna</i> ) [A048] Teal ( <i>Anas crecca</i> ) [A052] Pintail ( <i>Anas acuta</i> ) [A054] Shoveler ( <i>Anas clypeata</i> ) [A056] Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130] Golden Plover ( <i>Pluvialis apricaria</i> ) [A140] Grey Plover ( <i>Pluvialis squatarola</i> ) [A141] Knot ( <i>Calidris canutus</i> ) [A143] Sanderling ( <i>Calidris alba</i> ) [A144] Dunlin ( <i>Calidris alpina</i> ) [A149] Black-tailed Godwit ( <i>Limosa limosa</i> ) [A156] Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157] Curlew ( <i>Numenius arquata</i> ) [A160] Redshank ( <i>Tringa totanus</i> ) [A162] Turnstone ( <i>Arenaria interpres</i> ) [A169] Black-headed Gull ( <i>Chroicocephalus ridibundus</i> ) [A179] Wetland and Waterbirds [A999]	Liffey & Dublin Bay	Mayne_SC_010
004016	Baldoyle Bay	10.57	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> ) [A157] Wetland and Waterbirds [A999]	Liffey & Dublin Bay	Mayne_SC_010

SPA					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
004025	Malahide Estuary	11.27	Great Crested Grebe ( <i>Podiceps cristatus</i> ) [A005] Light-bellied Brent Goose ( <i>Branta bernicla hrota</i> ) [A046] Shelduck ( <i>Tadorna tadorna</i> ) [A048] Pintail ( <i>Anas acuta</i> ) [A054] Goldeneye ( <i>Bucephala clangula</i> ) [A067] Red-breasted Merganser ( <i>Mergus serrator</i> ) [A069] Oystercatcher ( <i>Haematopus ostralegus</i> ) [A130] Golden Plover ( <i>Pluvialis apricaria</i> ) [A140] 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] Bar-tailed Godwit ( <i>Limosa lapponica</i> ) [A157] Redshank ( <i>Tringa totanus</i> ) [A162] Wetland and Waterbirds [A999]	Nanny-Devlin	Mayne_SC_011 Broadmeadow_SC_010 Ballough_SC_010
004117	Ireland's Eye	14.49	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]	Liffey & Dublin Bay	Mayne_SC_011
004113	Howth Head Coast SPA	15.14	Kittiwake ( <i>Rissa tridactyla</i> ) [A188]	Liffey & Dublin Bay	Mayne_SC_010
004172	Dalkey Islands SPA	16.11	Roseate Tern ( <i>Sterna dougallii</i> ) [A192] Common Tern ( <i>Sterna hirundo</i> ) [A193] Arctic Tern ( <i>Sterna paradisaea</i> ) [A194]	Liffey & Dublin Bay	Dodder_SC_010

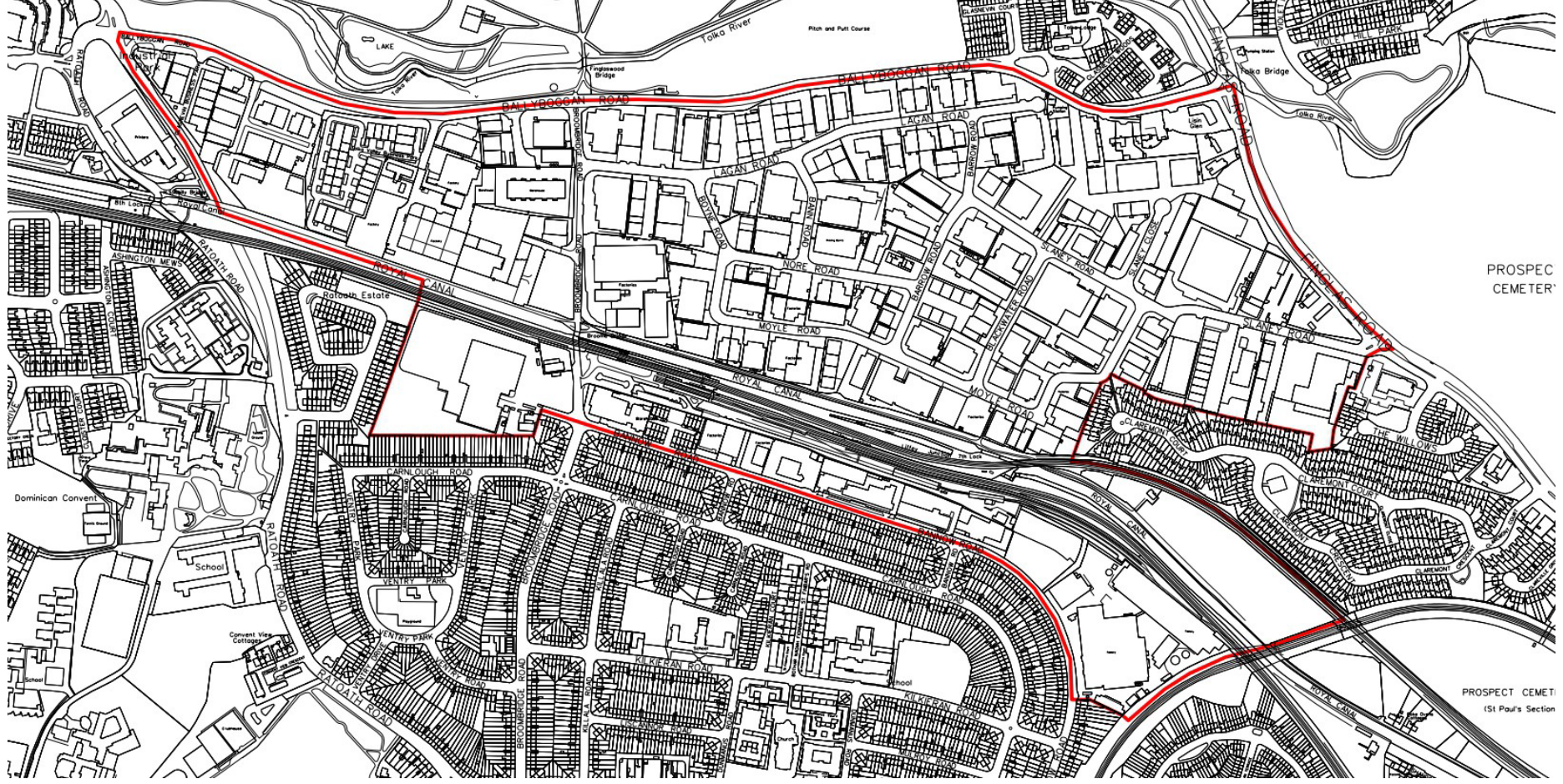
SAC					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
000210	South Dublin Bay SAC	6.06	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]	Liffey & Dublin Bay	Dodder_SC_010
000206	North Dublin Bay SAC	6.85	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 maritimae</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] <i>Petalophyllum ralfsii</i> (Petalwort) [1395]	Liffey & Dublin Bay	Mayne_SC_010

SAC					
Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
000199	Baldoyle Bay	10.12	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410]	Liffey & Dublin Bay	Mayne_SC_010
000205	Malahide Estuary	11.26	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Nanny-Devlin	Mayne_SC_011 Broadmeadow_SC_010 Ballough_SC_010
000202	Howth Head SAC	12.33	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]	Liffey & Dublin Bay	Mayne_SC_010
003000	Rockabill to Dalkey Island SAC	12.91	Reefs [1170] Phocoena phocoena (Harbour Porpoise) [1351]	Liffey & Dublin Bay	Mayne_SC_010 Dodder_SC_010

**SAC**

<b>Site Code</b>	<b>Site Name</b>	<b>Distance (km)</b>	<b>Qualifying Interests</b>	<b>Catchment</b>	<b>Sub-Catchments</b>
002193	Ireland's Eye	14.7	Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Liffey & Dublin Bay	Mayne_SC_011
000208	Rogerstown Estuary	14.94	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 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]	Nanny-Devlin	Ballough_SC_010 Palmerstown_SC_010

**Proposed SDR 18 Area**



**APPENDIX 2: APPROPRIATE ASSESSMENT SCREENING OF PROPOSED  
AMENDMENTS TO VARIATION NO. 9 – BROOMBRIDGE-HAMILTON  
MASTERPLAN**

## Appendix 2: Appropriate Assessment Screening of proposed amendments to Variation No. 9 – Broombridge-Hamilton Masterplan

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 and can be read in the accompanying CE report.

The table below provides a Stage 1 Appropriate Assessment Screening of the proposed amendments for likely significant effects to European Sites and provides a conclusion to same. New text is in green font, text for removal is in red font and in strikethrough format.

**Table A2.1: Appropriate Assessment Screening of proposed amendments to Variation no 9 of the Dublin City Development Plan 2022 -2028.**

<p>Specific Design Objective 4- Parcel-Based Open Spaces:</p>	<p>The identified passive and linear open spaces within individual development parcels is fixed to ensure that sufficient usable, multi-function and connected amenity space is provided to serve neighbourhoods. Deviations may be considered as part of considered design proposals as long as the overall design objectives can be demonstrated as part of a <del>(parcel-based masterplan)</del> <u>{parcel design framework}</u> prepared by applicants to accompany development proposals.</p>	<p>The proposed amendment is a text edit. No potential for land use effects or likely significant effects to European Sites.</p>
<p>Specific Design Objective 5- Local Traffic Management and Permeability:</p>	<p>Specific Design Objective 5 – <del>{Local Traffic Management and Permeability}</del> <u>{Feasibility Studies for Future Permeability Interventions}</u>:</p>	<p>The proposed amendment is a text edit. No potential for land use effects or likely significant effects to European Sites.</p>

	<p><u>{A:}</u> To investigate the feasibility of enabling a secondary vehicular access road, between Ballyboggan Road and Lagan Road to support local traffic management within the plan area, post Luas Finglas construction and operation.</p> <p><u>{B: To support the NTA, TII and Iarnród Éireann if they conduct a feasibility assessment for delivering a potential new pedestrian/cycle bridge across the Royal Canal and railway.}</u></p>	<p>The proposed amendment provides support for the completion of a feasibility study. This will not have the potential to result in land use effects or likely significant effects to European Sites</p>
<p>CHAPTER 4: URBAN FORM &amp; DESIGN</p>		
<p>Specific Design Objective 8- Parcel level Masterplans:</p>	<p><b>Specific Design Objective 8 - Parcel <del>(level Masterplans)</del> <u>{Design Frameworks}</u>:</b></p> <p>In order to ensure that a coordinated approach is taken to the delivery of public open space, surface water drainage, community and social infrastructure, the first application(s) within individual development parcels will be required to produce a <del>(detailed parcel-based masterplan)</del> <u>{parcel design framework}</u> to accompany planning applications+. Where possible, it is the preference of the planning authority that <del>(such masterplans)</del> <u>{design frameworks}</u> should be prepared and agreed with the approval of all landowners, businesses owners and community/cultural operators within parcels.</p>	<p>The proposed amendment is a text edit. No potential for land use effects or likely significant effects to European Sites.</p> <p>The proposed amendment is a text edit. No potential for land use effects or likely significant effects to European Sites.</p>

	<p>However, it is accepted that this is not always possible and can present challenges. Therefore, the planning authority may accept a <del>(parcel-based masterplan as part of a planning application, if it is satisfied that reasonable efforts to engage, with relevant landowners, businesses owners and community/cultural operators has taken place; that an appropriate and reasoned spatial response is set out; and that the masterplan complies with this Masterplan.)</del> <u>{planning application without a design framework, if it is satisfied that reasonable efforts to engage have taken place; that an appropriate and reasoned spatial response is set out in the application; and that the planning application complies with this Masterplan.}</u></p> <p>Where the provision of streets, public open spaces or SuDS extends across landownership boundaries within parcels, applicants <del>{will}</del> <u>{may}</u> be required to demonstrate the delivery of this essential infrastructure as part of proposals.</p> <p>Dublin City Council may consider selective land acquisition where it is considered that key regeneration proposals are being unreasonably delayed due a lack of appropriate coordination or agreement between key stakeholders.</p>	<p>The proposed amendment sets out the procedural approach for parcel level masterplan. The amendment will not result in land use effects or likely significant effects to European Sites.</p>
<p>CHAPTER 5: LAND USE &amp; FUNCTION</p>		
<p>Specific Design Objective 16- School Site:</p>	<p><b>Specific Design Objective 16 –</b> <del>(School Site)</del> <u>{Educational Multi-Campus}</u>:</p>	<p>The proposed amendment is a text edit. No potential for land use effects or likely significant effects to European Sites.</p>

	<p>To reserve a site within the Masterplan to accommodate a new <b>{multi-campus}</b> educational facility to serve the population of the area, and to work with the Department of Education <b>{and Youth}</b> when the decision is made to proceed with new schools. The design of any new educational facility must support a compact approach to infrastructure provision and shall ensure that <b>{the sharing of}</b> facilities such as pitches and/or halls <b>{are maximised and}</b> can be used out of hours. The ongoing education requirement of this Masterplan and the wider area will be assessed as part of any review of the Development Plan in conjunction with the Department of Education and Youth.</p>	<p>The proposed amendment are text edits. No potential for land use effects or likely significant effects to European Sites.</p>
<p><b>AMENDMENT 2</b></p>	<p><b>Chapter 6: Implementation</b>  <b>Page: 38</b></p> <p><b>Amendment</b></p> <p>Brownfield urban regeneration is complex and requires a coordinated approach across landholdings to facilitate redevelopment opportunities and support excellent placemaking. <b>{The urban design-led approach adopted for the redevelopment of the industrial estate is reliant on a parcel-based framework, to ensure that the delivery of critical infrastructure is achieved as individual plots come forward for redevelopment, while being mindful of existing businesses who wish to maintain their operations for the foreseeable future. To achieve this}</b> Specific Design Objective 8 requires applicants to prepare a parcel <b>{level Masterplan}</b> <b>{design framework}</b> for the first application(s) within development parcels, to ensure that a coordinated approach is taken to redevelopment. In general, this will apply to the development</p>	<p>The proposed amendment sets out the procedural approach for parcel level masterplan. The amendment will not result in land use effects or likely significant effects to European Sites.</p>

	<p>parcels illustrated in figure 6.1. However, the area to be included in <del>(parcel level masterplans)</del> <u>{parcel design frameworks}</u> will be agreed following consultation with the Planning Authority as part of the development management process. A degree of flexibility to the boundary of <del>(parcel level masterplans)</del> <u>{parcel design frameworks}</u> will be permitted, to take account of landownership or other site-specific matters which may require a <del>(masterplan)</del> <u>{design framework}</u> to consider matters in adjacent development parcels to support detailed proposals. <del>(While the content of parcel level masterplans will be informed by the provisions set out in the Development Plan and agreed with the Planning Authority, at a minimum they should demonstrate compliance with this Masterplan and show how a proposed development responds to existing structure and uses, while ensuring future integration with adjoining sites as the lands transition away from their current uses.)</del> <u>{Design frameworks shall primarily constitute graphical maps included at application stage that can adequately support a development proposal by demonstrating how urban form, permeability, public open space, land use and critical enabling infrastructure, to include SuDS, has been comprehensively considered across multiple land ownerships within development parcels, while ensuring future integration with adjoining sites as the lands transition away from their current uses.}</u></p>	
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<b>AMENDMENT 4</b>	<b>Chapter 4: Urban Form and Design</b> <b>Height</b> <b>Paragraph 3</b> <b>Page: 21</b>  <b>Amendment</b>	
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	<p>Parcel <del>(level masterplans)</del> {design frameworks} shall be used by applicants to guide appropriate heights and demonstrate compliance with this Masterplan.</p>	<p>The proposed amendment are text edits. No potential for land use effects or likely significant effects to European Sites.</p>
<p><b>AMENDMENT 6</b></p>	<p><b>Chapter 3: Urban Structure</b>  <b>Street and Movement Hierarchy</b>  <b>Page: 16</b>  <b>Last paragraph</b></p> <p><b>Amendment</b></p> <p>Strategic pedestrian/cycle amenity links through the area are provided via a proposed amenity route and also along the Royal Canal corridor. This will maximise connectivity between transport interchanges and link the Quaternion/Broombridge urban village to the Slaney Road neighbourhood centre further east. Dublin City Council supports the provision of a new pedestrian/cycle bridge across the Royal Canal and railway, and will <del>(carry out)</del> {support the NTA, TII and Iarnród Éireann if they conduct} a feasibility assessment in relation to potential designs and funding options <del>(in consultation with the NTA and)</del> subject to environmental requirements. Existing junctions will be monitored as the plan is implemented to ensure they are appropriately designed to facilitate increased pedestrian and cycle movements.</p>	<p>The proposed amendment are text edits. No potential for land use effects or likely significant effects to European Sites.</p>
<p><b>AMENDMENT 8</b></p>	<p><b>Chapter 5: Land Use &amp; Function</b>  <b>Education</b>  <b>Page: 32</b></p> <p><b>Amendment</b></p>	

~~(Dublin City Council will continue to actively liaise with the Department of Education in relation to the provision of school(s) within the Masterplan area. The Department was consulted as part of the preparation of the Masterplan and it was established that at least one primary school site would be required in the earlier implementation phases. The Masterplan identifies a school site that can cater for up to two primary schools and include a co-located community building. This is proximate to a proposed community grade 1 park and amenity route which provides safe and high quality walking and cycling links to Luas, rail and bus services. The location of the school is fixed to this location, as illustrated in Figure 5.1. This location will be reviewed in accordance with the Development Plan or if circumstances considerably change, subject to the requirements of the Department of Education.~~

~~Upon occupation of approximately 60% of the anticipated residential units set out in the Masterplan, the need for a post primary school either within or in the immediate environs of the Masterplan will be actively assessed, subject to the requirements of the Department of Education.~~

~~The development of the Masterplan lands as a new mixed urban area will allow for the design and delivery of schools as part of an urban block and in a compact form. There are several international examples where this has been achieved. Additionally, co-locating and taking the opportunity to share facilities where appropriate, will support the compact approach to infrastructure provision. Dublin City Council will actively support the delivery of a co-located community use and will explore delivery options available.)~~

{Dublin City Council will continue to actively liaise with the Department of Education and Youth in relation to the provision of schools within the Masterplan area. The Masterplan identifies a new multi-campus educational site that can accommodate new schools and include a co-located community building. This is proximate to a proposed community grade 1 park and amenity route which provides safe and high quality walking and cycling links to Luas, rail and bus services. The location of the school is fixed to this location, as illustrated in Figure 5.1. This location will be reviewed in accordance with the Development Plan review or if circumstances considerably change, subject to the requirements of the Department of Education and Youth.

The new educational multi-campus does not specify a mix or capacity pertaining to primary, post primary or special educational needs. While Broombridge Educate Together National School on Bannow Road is located within the Masterplan, it is anticipated that the early provision of an additional primary school will be required as regeneration commences. However, the delivery, scale and nature of new schools is a matter for the Department of Education and Youth. It is expected that the education multi-campus has the potential of significant education

The delivery of a new multi-campus educational facility at this site will be completed in line with all mitigation measures set out in the Natura Impact Report. As such there will be no potential for this amendment to result in likely significant effects to European Sites

The delivery of a new multi-campus educational facility at this site will be completed in line with all mitigation measures set out in the Natura Impact Report. As such there will be no potential for this amendment to result in likely significant effects to European Sites

	<p><u>capacity in a compact urban form as there is opportunity for a building of height and scale in this high density redevelopment area.</u></p> <p><u>The development of the Masterplan lands as a new mixed urban area will allow for the design and delivery of schools as part of an urban block and in a compact form. Additionally, co-locating and taking the opportunity to share facilities where appropriate, will support the compact approach to infrastructure provision. Dublin City Council will liaise with the management of any future schools to explore the sharing of DCC sports facilities in the immediate vicinity. Dublin City Council will actively support the delivery of a co-located community use and will explore delivery options available.</u></p> <p><u>The need for a further educational campus either within or in the immediate environs of the Masterplan will be actively assessed, subject to the requirements of the Department of Education and Youth.}</u></p>	<p>The delivery of a new multi-campus educational facility at this site will be completed in line with all mitigation measures set out in the Natura Impact Report. As such there will be no potential for this amendment to result in likely significant effects to European Sites</p> <p>The proposed amendment provides support for the completion of assessments for a further educational campus. This will not have the potential to result in land use effects or likely significant effects to European Sites</p>
<p><b>AMENDMENT 9</b></p>	<p><b>Chapter 6: Implementation</b></p> <p><b>Table 6.1 Key infrastructure/requirements</b></p> <p><b>Page: 39</b></p> <p><b>Amendment</b></p>	

**Table 6.1 Key Infrastructure/requirements**

Parcel	Key infrastructure / requirements	Key stakeholder(s)
<p><u>All</u></p>	<p><u>To make provision for a new 110kV ESB substation within a suitable largescale development proposal, subject to the requirements of the ESB, in order to facilitate the activation and development of land within the plan area.</u></p>	<p><u>Electricity Supply Board, Developer/Landowner</u></p>

The delivery of this infrastructure will be completed in line with all mitigation measures set out in the Natura Impact Report. As such there will be no potential for this amendment to result in likely significant effects to European Sites

	<p><u>All</u></p> <p><u>Support the upgrade and provision of new medium and low voltage (MV/LV) substations as required within the plan area.</u></p> <p><u>Electricity Supply Board, Developer/Landowner</u></p>	<p>The delivery of this infrastructure will be completed in line with all mitigation measures set out in the Natura Impact Report. As such there will be no potential for this amendment to result in likely significant effects to European Sites</p>
<p><b>AMENDMENT 10</b></p>	<p><b>Chapter 6: Implementation</b>  <b>Funding &amp; Implementation</b>  <b>Page: 40</b></p> <p><b>Amendment</b></p> <p>There is a significant level of strategic infrastructure required across the lands, the majority of which will ultimately need to be coordinated and delivered by a number of state agencies, including public transport, roads, utility networks, education and community facilities. The undergrounding of overhead electricity transmission lines traversing development parcels will be actively explored, where feasible. <u>{The provision for a new 110kV ESB substation within a suitable largescale development proposal in addition to upgraded or new medium and low voltage (MV/LV) substations is supported, in order to facilitate the activation and development of land within the plan area.}</u></p>	<p>The delivery of this infrastructure will be completed in line with all mitigation measures set out in the Natura Impact Report. As such there will be no potential for this amendment to result in likely significant effects to European Sites</p>
<p><b>AMENDMENT 11</b></p>	<p><b>Chapter 4: Urban Form &amp; Design</b>  <b>Placeshaping</b>  <b>2. Royal Canal</b></p>	

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**Amendment**

A proposed flagship linear park will form a feature of the redevelopment and regeneration of these industrial lands. This linear park will support the delivery of a new walking and cycle greenway and will also support and enhance biodiversity. A number of breakout spaces will support passive and active recreation and will serve to connect the various character areas and urban spaces. ~~(In general, varied set-backs in the range of 30 – 60 metres are required to facilitate the implementation of this space, to be agreed with the Parks, Biodiversity and Landscape Services Department.)~~ {As illustrated, varied set-backs in the range of 30 – 60 metres are required to facilitate the implementation of this space. In general, minimum set-backs in the range of 30-40 metres from the canal edge are required to facilitate the linear park, with increased set-backs required at breakout spaces. Varied widths will be considered based on site specific circumstances. Dublin City Council’s Parks, Biodiversity and Landscape Services Department will develop guidelines for the implementation of public open space to enhance clarity and support individual landowners develop detailed proposals.}

Dublin City Council will actively explore options for the delivery of this linear park, which may include the consideration of land acquisition and/or phased delivery in association with development proposals. Active ground floor uses along {the} canal frontage will be actively supported. These should generally correspond to breakout spaces to enhance animation and activity. In accordance with the height strategy, additional height may be considered for canal frontage developments, relative to the required set-back needed to facilitate the linear park. This is to ensure appropriate enclosure and surveillance over the public realm. {Public open space or setbacks provided to deliver the Royal Canal Linear Park will be offset against requirements set out in the open space requirements in the Dublin City Development Plan.}

The proposed amendment text is in line with the mitigation measures set out in the Natura Impact Report and SEA Environmental Report