

DUBLIN CITY COUNCIL

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ORDER OF THE ASSISTANT CHIEF EXECUTIVE

PLANNING, PROPERTY & ECONOMIC DEVELOPMENT DEPARTMENT

APPROPRIATE ASSESSMENT (AA) DETERMINATION UNDER

SECTION 205 OF PART 6 OF THE PLANNING AND DEVELOPMENT ACT 2024 (AS AMENDED) AND

ARTICLE 6 (3) OF THE HABITATS DIRECTIVE (92/43/EEC OF 21 MAY 1992 AND REGULATION 42 OF THE EUROPEAN COMMUNITIES (BIRDS AND NATURAL HABITATS) REGULATIONS 2011, AS AMENDED

VARIATION NO 11. OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 – 2028 (NPF Implementation)

Dublin City Council has carried out an appropriate assessment of Variation No. 11 of the Dublin City Development Plan 2022 – 2028 and it has determined in accordance with Article 6(3) of the Habitats Directive, that the variation will not adversely affect the integrity of a European site.

Background

The purpose of proposed Variation no. 11 is to give effect to the First Revision of the National Planning Framework, April 2025, and to incorporate the housing growth requirements set out in in the Ministerial Guidelines - *National Planning Framework NPF Implementation: Housing Growth Requirements, Guidelines for Planning Authorities, 2025*.

The changes are to amend the Core Strategy and the tables contained therein; to change the land use zoning objective of 7 sites from Z6 Employment/Enterprise to Z1: Sustainable Residential Neighbourhoods, Z10 Inner Suburban and Inner City Sustainable Mixed-Uses and Z14 Strategic Development and Regeneration Areas (SDRAs); to amend 8 Strategic Development and Regeneration Areas to provide for additional housing capacity; and, to identify Santry Key Urban Village as a long-term plan area.

The proposed variation was screened for appropriate assessment in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended. It was concluded that potential for effects on the integrity of the following European sites from rezonings at East Point Business Park, East Wall Road and Finglas Business Park could not be excluded beyond all reasonable scientific doubt:

- North Dublin Bay SAC (site code 000206)
- South Dublin Bay SAC (site code 000210)
- Rockabill to Dalkey Island SAC (site code 003000)
- North Bull Island SPA (site code 004006)

Order No. SA/0062/2026

- South Dublin Bay and River Tolka Estuary SPA (site code 004024)
- North-West Irish Sea SPA (site code 004236)

On this basis the proposed variation is therefore informed by a Stage 2 Appropriate Assessment, and a Natura Impact Report has been prepared. This has had the effect of avoiding or reducing potential impacts on the Qualifying Interests and Special Conservation Interests of European sites to ensure that their conservation objectives are not undermined and, therefore, adverse effects on the integrity of European sites are avoided.

Amendments to the proposed variation were made following a review of the issues raised during the prescribed public consultation period from 31st March 2026 to 28th April 2026 and subsequent consideration by Elected Members at a Special Council Meeting on 22nd June 2026.

All proposed amendments to the variation were examined and assessed for their potential to have significant effects on the integrity of European sites.

It was concluded that having regard to the nature of the amendments and having regard to Article 6(3) of the Habitats Directive (92/43/EEC of 21 May 1992), Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, and Part 6 (Section 202) of the Planning and Development Act 2024 (as amended), the proposed amendments will not result in likely significant effects on any European site, and Appropriate Assessment is not required.

Elected Members made a modified version of the proposed variation by resolution.

Recommendation:

Having regard to the nature of Variation No. 11, the appropriate assessment carried out, and the mitigation measures outlined in the Natura Impact Report (NIR), it is concluded that proposed Variation No.11 to the Dublin City Development Plan 2022 –2028 (as amended), either individually or in combination with other plans or projects, will not have likely significant effects on a European site or on the integrity of the Natura 2000 network.

Signed 


Date: 29/06/2026

Darach O'Connor
Executive Manager

ORDER: Dublin City Council, as the Competent Authority has determined that Variation No.11 to the Dublin City Development Plan 2022 –2028 (as amended), either individually or in combination with other plans or projects, will not have likely significant effects on a European site. Dublin City Council has further determined in accordance with Article 6(3) of the Habitats Directive, that Variation No.11 to the Dublin City Development Plan

Order No. SA/0062/2026

2022 –2028 will not adversely affect the integrity of a European site having regard to the conservation objectives of that European site.

Signed 

Anthony Flynn
Assistant Chief Executive

Date: 29/06/2026

To whom the appropriate powers have been delegated by the Order No. CE 7159 the Dublin City Chief Executive.