

DUBLIN CITY DEVELOPMENT PLAN 2022
– 2028: VARIATION No.11
APPROPRIATE ASSESSMENT SCREENING AND
NATURA IMPACT REPORT

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Client:

Dublin City Council

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1 Introduction

1.1 Background

The Dublin City Development Plan 2022-2028 was adopted on 2 November 2022 and came into effect on the 14 December 2022 (hereafter the Dublin CDP). The Plan has been subject to a number of variations since its adoption.

In April 2025 the National Planning Framework (NPF) First Revision was adopted to address evolving challenges in relation to climate change, housing, regional development and population growth. In July 2025 following the approval of the Revised NPF, the Department of Housing, Local Government and Heritage published the *NPF Implementation: Housing Growth Requirements Guidelines* in accordance with Section 28 of the Planning and Development Act 2000. The *NPF Housing Growth Requirements Guidelines* will replace the *Housing Supply Target Methodology for Development Plan Guidelines for Planning Authorities*, published in December 2020. Local authorities are required to update development plans to reflect the national targets given by the Department.

In accordance with Section 10 of the Planning and Development Act 2000 (as amended), the Dublin City Development Plan is mandated to be consistent with the National Planning Framework and the Regional Spatial and Economic Strategy. In accordance with Section 8 of the Planning and Development Act 2024 (as amended) the City Development Plan is mandated to be consistent with the National Planning Framework and the Regional Spatial and Economic Strategy.

The Planning and Development Act, 2024 (as amended) requires that a Development Plan is materially consistent with national plans, policies and strategies and takes due account of National Planning Policy Guidance.

As outlined in the Section 28 Guidelines, further to the approval of the Revised National Planning Framework (NPF) in April 2025, there is now a need for development plans to be updated to reflect the requirements of the NPF in respect of housing.

Accordingly therefore, Dublin City Council has taken a number of steps to integrate the updated housing figures into the Core Strategy to ensure consistency with the planning hierarchy.

The Chief Executive's Report (No.237/2025) in relation to the above referred guidelines outlines to the elected members of Dublin City Council how the Council can secure the objectives of the National Planning Framework First Revision (2025) (NPF) and the Section 28 Guidelines.

In addition to updating the text of the Development Plan to reflect the First Revision of the National Planning Framework and the Section 28 Guidelines, the Chief Executive's Report identifies the following 3-step approach:

- 1) The rezoning of lands at (a) Broombridge – Hamilton and (b) Kylemore / Inchicore Lands,
- 2) The review and potential rezoning of lands in the existing Strategic Development Regeneration Areas (SDRAs), and
- 3) The review and potential rezoning of some employment / industrial (Z6/Z7) lands.

In respect of **Step 1** above, lands at **Broombridge – Hamilton** have been rezoned (Variation No. 9 adopted 12 January 2026) from Z6 Employment / Enterprise to Z14 Strategic Development

Regeneration Areas (SDRAs), and the Development Plan now incorporates a new Broombridge – Hamilton SDRA comprising a detailed masterplan which anticipates provision of 8,500 housing units. The statutory variation process was subject to Strategic Environmental Assessment and Appropriate Assessment.

In December 2025, Dublin City Council initiated the statutory variation process (Variation No. 10) for the rezoning of lands at City Edge (**Kylemore/Inchicore**) from Z6 Employment / Enterprise to Z14 Strategic Development Regeneration Areas (SDRAs), and the incorporation of a new Kylemore / Inchicore SDRA in the Plan comprising a detailed masterplan (identifying provision for 5,300 housing units). The statutory variation process includes public consultation, Strategic Environmental Assessment and Appropriate Assessment and is subject to the approval of the Elected Members of Dublin City Council.

This proposed variation (No.11) addresses the review and rezoning of lands arising from the review processes carried out in **Step 2** and **Step 3** above.

As set out in this NIR (see Section 3) Variation No. 11 has been screened for Appropriate Assessment (AA) in accordance with 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 of the Planning and Development Act 2024² (and SI 452 of 2025). It has been concluded that the potential for effects on the integrity of European sites cannot be excluded beyond all reasonable scientific doubt, requiring the preparation of a Natura Impact Report (NIR) (see Sections 4).

Brady Shipman Martin (BSM) has been appointed by Dublin City Council to prepare the reports for the Strategic Environmental Assessment (SEA) (in accordance with S.I. 456/2025 – European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025) and Appropriate Assessment (AA) in respect of Variation No.11.

This document comprises an Appropriate Assessment Screening Report (AASR) and Natura Impact Report (NIR), prepared in order to support the Appropriate Assessment of Variation No. 11) in line with the requirements of Article 6(3) of the EU Habitats Directive and Article 42 of the European Communities (Birds and Habitats) Regulations 2011, as amended (the Habitats regulations).

The potential impacts on European sites (also known as Natura 2000 sites), both as a result of Variation No.11 and in-combination with other plans and projects, are appraised in this report.

This report should be read in conjunction with Draft Variation No. 11 itself as well as the Strategic Environmental Assessment (SEA) – Environmental Report prepared by Brady Shipman Martin (2026) and the Strategic Flood Risk Assessment Screening, prepared by Dublin City Council (2026).

1.2 Expertise and Qualifications

This Report has been prepared by Namrata Kaile, Ecologist and Environmental Consultant with Brady Shipman Martin. She holds a Bachelor's Degree (BSc) in Life Sciences from University of Delhi and a Master's Degree (MSc) with distinction in Environmental Sciences from Trinity College Dublin. She is a

¹ https://environment.ec.europa.eu/topics/nature-and-biodiversity/habitats-directive_en

² https://assets.gov.ie/static/documents/7817fc9b/PDA_2024_Commencement_Circular_No._2025_04_Partial_commencement_of_Parts_3_an.pdf

full member of Chartered Institute of Ecology and Environmental Management (MCIEEM) and has been working professionally in the field of environmental consultancy for the last six years. Namrata is experienced in drafting and reviewing AA Screening Reports, EIA Screening Reports as well as in coordination of EIARs. She is also experienced in undertaking baseline ecological surveys and preparing Ecological Impact Assessments Reports (EclA).

A technical review of this document has been completed by Senior Ecologist and Associate, Matthew Hague BSc MSc Adv. Dip. Plan. & Env. Law CEnv MCIEEM. Matthew is a highly experienced and qualified ecologist, with a master's degree in Ecosystem Conservation and Landscape Management. He has over 20 years of experience in ecological and environmental consultancy, across a wide range of sectors. Matthew is a Chartered Environmentalist (CEnv) and a full member of the Chartered Institute of Ecology and Environmental Management (MCIEEM). Matthew has also completed an Advanced Diploma in Planning and Environmental Law, at King's Inns and is a member of the Irish Environmental Law Association (IELA).

1.3 Legal requirement for Appropriate Assessment

European sites make up a network of sites designated for nature conservation under Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (the "Habitats Directive") and Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds (the "Birds Directive"). The requirements for Appropriate Assessment are set out under *Article 6 of the Habitats Directive*, transposed into Irish law by the *European Union (Birds and Natural Habitats) Regulations 2011 (as amended)* (the "Birds and Natural Habitats Regulations") and Part 6 of the *Planning and Development Act, 2024* "Planning Act").

European sites are also known as Natura 2000 Sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)). As defined in legislation "European site" means:

- (a) a candidate site of Community importance,
- (b) a site of Community importance,
- (ba) a candidate special area of conservation,
- (c) a special area of conservation,
- (d) a candidate special protection area and
- (e) a special protection area.

Article 6(3) of the Habitats Directive states that:

"(3) Any plan or project not directly connected with or necessary to the management of the site but likely to have significant effect thereon, either individually or in combination with other plans or projects, shall be subject to Appropriate Assessment of its implications for the site in view of the site's conservation objectives. In light of the conclusions of the assessment of the implications for the site and subject to the provisions of paragraph 4, the competent national authorities shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the site concerned and, if appropriate, after having obtained the opinion of the general public."

The first test is to establish whether, in relation to a particular plan or project, appropriate assessment is required. Article 42(1) of the Habitats Regulations requires that the AA screening test must be applied to the Plan, as follows:

42. (1) Subject to Regulation 42A, a screening for Appropriate Assessment of a plan or project for which an application for consent is received, or which a public authority wishes to undertake or adopt, and which is not directly connected with or necessary to the management of the site as a European Site, shall be carried out by the public authority to assess, in view of best scientific knowledge and in view of the conservation objectives of the site, if that plan or project, individually or in combination with other plans or projects is likely to have a significant effect on the European site.

An appropriate assessment is required if it cannot be excluded, on the basis of objective information, that the development (plan or project), individually or in combination with other plans or projects, will have a significant effect on a European site.

1.3.1 Stages in the Appropriate Assessment Process

European Commission guidance (2021)³ sets out the principles on how to undertake decision making in applying the Habitats Directive. The requirements of the Habitats Directive comprise three distinct stages”:

Stage One: Screening - The first part of the procedure consists of a pre-assessment stage (‘screening’) to ascertain whether the plan or project is directly connected with, or necessary to, the management of a Natura 2000 site, and, if this is not the case, then whether it is likely to have a significant effect on the site (7) (either alone or in combination with other plans or projects) in view of the site’s conservation objectives. Stage one is governed by the first part of the first sentence of Article 6(3).

Stage Two: The Appropriate Assessment - If likely significant effects cannot be excluded, the next stage of the procedure involves assessing the impact of the plan or project (either alone or in combination with other plans or projects) against the site’s conservation objectives, and ascertaining whether it will affect the integrity of the Natura 2000 site, taking into account any mitigation measures. It will be for the competent authorities to decide whether or not to approve the plan or project in light of the findings of the appropriate assessment. Stage two is governed by the second part of the first sentence and the second sentence of Article 6(3).

Stage Three: Derogation from Article 6(3) under certain conditions - The third stage of the procedure governed by Article 6(4). It only comes into play if, despite a negative assessment, the developer considers that the plan or project should still be carried out for imperative reasons of overriding public interest. This is only possible if there are no alternative solutions, the imperative reasons of overriding public interest are duly justified, and if suitable compensatory measures are adopted to ensure that the overall coherence of Natura 2000 is protected.

1.4 Baseline data collection

This report takes the following guidance documents into account:

- Chartered Institute of Ecology and Environmental Management (CIEEM). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine, September 2018, updated in September 2019 (V1.1), April 2022 (V1.2 and September 2024 (V1.3).

³ [*Assessment of Plans and Projects in relation to Natura 2000 sites: Methodological Guidance on the Provisions of Article 6\(3\) and \(4\) of the Habitats Directive 92/43/EEC \(European Commission Environment Directorate-General, September 2021\)*](#)

- Department of Environment, Heritage and Local Government (DoEHLG) (2010a). Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities.
- DoEHLG (2010b). Circular NPW 1/10 & PSSP 2/10: Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities.
- European Commission (2021). Assessment of plans and projects in relation to Natura 2000 sites- Methodological guidance on Article 6(3) and (4) of the Habitats Directive 92/43/EEC.
- European Commission (2018). Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC.
- Directorate – General for Environment (European Commission), (2021). Guidance document on the strict protection of animal species of Community Interest under the Habitats Directive.
- National Roads Authority (NRA)⁴ (2009). Guidelines for Assessment of Ecological Impacts of National Road Schemes.
- Office of the Planning Regulator (OPR) (2021). Practice Note PN01 Appropriate Assessment Screening for Development Management.
- National Parks and Wildlife Services (NPWS) (2021). Guidance for Public authorities on the Application of Articles 12 and 16 of the EU Habitats Directive to development/works undertaken by or on behalf of a Public Authority.

Information was collated from the organisations and websites listed below:

- Data on European sites and rare and protected plant and animal species contained in the following databases:
 - The National Parks and Wildlife Service (NPWS) of the Department of Culture, Heritage and the Gaeltacht (www.NPWS.ie).
 - The National Biodiversity Data Centre (NDBC) (www.biodiversityireland.ie).
 - BirdWatch Ireland (www.birdwatchireland.ie).
 - Bat Conservation Ireland (www.batconservationireland.org).
- Information on land-use zoning from the online mapping of the Department of Housing, Planning and Local Government (<http://www.myplan.ie/en/index.html>).
- Recent and historical OSi mapping and aerial photography, including www.geohive.ie.
- Information on local watercourses from www.catchments.ie.
- Information on water quality in the area (www.epa.ie).
- Information on soils, geology and hydrogeology in the area (www.gsi.ie).
- Information on the Status of EU Protected Habitats and Species in Ireland (Article 17 report) (NPWS, December 2025).
- Ireland's 4th National Biodiversity Action Plan 2023-2030 (Department of Housing, Local Government and Heritage, 2024).
- Dublin City Development Plan 2022 – 2028 (as varied) and the accompanying reports.

The report takes full account of the details of Variation No.11 and a detailed examination of all relevant elements was undertaken. The Strategic Environmental Assessment – Environmental Report (Brady Shipman Martin, 2026) was also reviewed in the preparation of this report.

⁴ Now Transport Infrastructure Ireland (TII).

A desk-based assessment of the receiving environment was undertaken and this focussed on habitats and species that are listed as Qualifying Interests (QI) (in the case of SACs) and Special Conservation Interests (SCI) (in the case of SPAs) for European sites. An assessment of habitat suitability for species with links to European sites was undertaken, in order to appraise the potential for *ex-situ* effects on European sites.

2 Description of Variation No.11 to the Dublin City Development Plan 2022-2028

2.1 Introduction

Variation No.11 is being prepared in response to the recent changes in National Planning Policy, namely the publication of the *National Planning Framework (NPF) First Revision* and the publication of Section 28 Guidelines, *NPF Implementation: Housing Growth Requirements, Guidelines for Planning Authorities* issued under Section 28 of the Planning and Development Act, 2000 (as amended), both published in 2025.

The Planning and Development Act, 2024 (as amended) requires that a Development Plan is materially consistent with national plans, policies and strategies and takes due account of National Planning Policy Guidance etc.

As outlined in the Section 28 Guidelines, further to the approval of the Revised National Planning Framework (NPF) in April 2025, there is now a need for development plans to be updated to reflect the requirements of the NPF in respect of housing.

Section 2.7 of the Revised NPF “Translating the NPF to City and County Levels” states that:

‘The revised targets will support a plan-led approach to NPF implementation at regional and local level, allowing NPF growth objectives to be incorporated into city and county development plans as they are reviewed. In this regard, matters related to the targeted population and housing numbers and the estimated capacity of each settlement for growth is determined at the plan-making stage, in accordance with the hierarchy of plans prescribed under the Planning and Development Act.’

These Guidelines set out the housing demand scenario to 2040 for each local authority by translating the NPF requirements into estimated average annual figures, drawing on the range of scenarios presented by the ESRI in the 2024 updated research and modelling on population growth and structural housing demand, and assumptions relating to unmet demand. The Guidelines also state that –

‘Planning authorities should therefore assess the current adopted City and County development plans against the requirement to provide the capacity to develop housing to the extent identified in these Guidelines. This assessment should involve the review of the relevant core strategy and settlement strategy, with the associated identification of development potential and zoning objectives updated where necessary to reflect the housing growth requirements set out in Appendix 1, and the application of ‘additional provision’ as set out below, subject to the relevant environmental assessments being undertaken as required by the Act and in accordance with the Revised NPF.’

The Guidelines set out the following NPF Housing Growth Requirements –

Policy and Objective 1 –

‘It is a policy and objective of these Guidelines that the housing growth requirements for each planning authority set out in Appendix 1 are reflected in the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National

Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.’

Policy and Objective 2 –

‘It is a policy and objective of these Guidelines that ‘additional provision’ of up to 50% over and above the housing growth requirement for each local authority set out in Appendix 1 is reflected within the relevant City or County Development Plan, subject to consistency with the policies and objectives of the National Planning Framework – First Revision (2025), relevant Ministerial Guidelines issued under Section 28 of the Planning and Development Act 2000 (as amended), relevant Government policy, and the undertaking of necessary environmental assessments.’

Policy and Objective 3-

‘It is a policy and objective of these Guidelines that planning authorities should use all available means to ensure that the objectives of these Guidelines are incorporated within development plans as quickly as possible through the variation of the current adopted development plan. Where a planning authority is undertaking a development plan review under the Act of 2000 or preparing a new development plan under the Act of 2024, a parallel process of varying the current adopted development plan, as appropriate, should be undertaken. The policies and objectives of these Guidelines should not be reflected in Local Area Plans without also being reflected within the relevant development plan.’

The Guidelines set out a requirement for Planning Authorities to assess the current adopted development plan and review the core strategy and associated settlement strategy and zoning objectives against the objectives of these Guidelines. Furthermore, the Guidelines state that -

‘In all cases, a review of the adequacy of existing zoned lands to cater for the Housing Growth Requirement figures (Appendix 1) and the potential for ‘additional provision’ as set out above for the full duration of the current adopted development plan should be assessed, with a particular focus on the likelihood that the lands identified for residential development within the plan will come forward for development within the remaining period of the plan. This assessment should take into account factors including the planning history of zoned lands and activation of sites, and the availability of or potential for servicing. Where the planning authority considers that lands may not come forward for development within the remaining period of the existing plan, it may be necessary to consider the zoning of alternative lands where there is capacity to deliver housing in the short to medium term.’

Appendix 1 referred to above consists of a table with the housing requirements for 31 Local Authorities including Dublin City Council, see [Table 2.1](#).

Table 2.1 NPF Implementation Housing Growth Requirements, Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) (July 2025) – Appendix 1

Local Authority	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan - Annual Housing Requirement (Housing Supply Target)	2025 to 2034	2035 to 2040
			New Annual New Housing Growth Requirement to 2034	New Annual New Housing Growth Requirement 2035 to 2040
Carlow County Council	406	518	518	507
Cavan County Council	479	666	666	599
Clare County Council	550	960	985	687
Cork City Council	2,032	2,706	2,706	2,539
Cork County Council	2,437	3,769	3,837	3,045
Donegal County Council	965	1,280	1,283	1,206
Dublin City Council	4,861	8,196	8,196	6,075
Dun Laoghaire Rathdown	1,908	3,085	3,585	2,384
Fingal County Council	1,717	2,738	3,153	2,146
Galway City Council	754	739	790	942
Galway County Council	1,831	1,790	2,008	2,288
Kerry County Council	690	1,167	1,167	862
Kildare County Council	1,535	1,524	2,755	1,918
Kilkenny County Council	618	775	948	772
Laois County Council	468	666	1,244	585
Leitrim County Council	124	201	201	155
Limerick City & County Council	2,193	2,599	2,599	2,740
Longford County Council	333	428	428	416
Louth County Council	956	1,380	1,677	1,195
Mayo County Council	501	542	1,111	626
Meath County Council	1,090	2,826	2,942	1,362
Monaghan County Council	306	330	751	382
Offaly County Council	439	663	891	549
Roscommon County Council	285	392	392	356
Sligo County Council	468	672	672	585
South Dublin County Council	1,932	2,596	3,270	2,414
Tipperary County Council	605	1,008	1,008	756
Waterford City & County Council	705	804	1,144	881
Westmeath County Council	548	983	983	685
Wexford County Council	578	1,072	1,622	722
Wicklow County Council	745	1,411	2,068	931
Total	33,059	48,484	55,598	41,312

2.2 Consideration / Selection Process

As previously noted, the Chief Executive's Report (No.237/2025) outlines to the elected members of Dublin City Council how the Council can secure the objectives of the National Planning Framework First Revision (2025) (NPF) and the Section 28 Guidelines.

In addition to updating the text of the Development Plan to reflect the First Revision of the National Planning Framework and the Section 28 Guidelines, the Chief Executive's Report identifies the following 3-step approach:

- 1) The rezoning of lands at (a) Broombridge – Hamilton and (b) Kylemore / Inchicore Lands,
- 2) The review and potential rezoning of lands in the existing Strategic Development Regeneration Areas (SDRAs), and

- 3) The review and potential rezoning of some employment / industrial (Z6/Z7) lands.

In respect of **Step 1** above, lands at **Broombridge – Hamilton** have been rezoned (Variation No. 9 adopted 12 January 2026) from Z6 Employment / Enterprise to Z14 Strategic Development Regeneration Areas (SDRAs), and the Development Plan now incorporates a new Broombridge – Hamilton SDRA comprising a detailed masterplan which anticipates provision of 8,500 housing units. The referred statutory variation process was subject to Strategic Environmental Assessment and Appropriate Assessment.

In December 2025, Dublin City Council initiated the statutory variation process (Variation No. 10) for the rezoning of lands at **City Edge (Kylemore/Inchicore)** from Z6 Employment / Enterprise to Z14 Strategic Development Regeneration Areas (SDRAs), and the incorporation of a new Kylemore / Inchicore SDRA in the Plan comprising a detailed masterplan (identifying provision for 5,300 housing units). The statutory variation process includes public consultation, Strategic Environmental Assessment and Appropriate Assessment and is subject to the approval of the Elected Members of Dublin City Council. Variation No. 10 was approved on the 22nd of June 2026.

This proposed variation (No.11) addresses the review and rezoning of lands arising from the review processes carried out in **Step 2** and **Step 3** above.

2.3 Detail of Variation No.11

It is proposed to vary the Dublin City Development Plan 2022 – 2028 to incorporate the housing growth requirements set out in the First Revision to the National Planning Framework, April 2025, and as set out in the Guidelines - National Planning Framework NPF Implementation: Housing Growth Requirements, Guidelines for Planning Authorities, 2025 (refer to text of Draft Variation No.11 for full details).

It is proposed to vary the Dublin City Development Plan 2022 – 2028, by making the following amendments:

- I. Update housing growth requirements in the Core Strategy (Chapter 2) of the 2022 – 2028 City Development Plan (CDP), to reflect the NPF First Revision and the NPF Implementation Guidelines.
- II. Rezone the following lands zoned Land Use Zoning Objective Z6 – Employment/Enterprise at:
 - a. East Point Business Park, Dublin 3 – To: Land Use Zoning Objective Z14 Strategic Development and Regeneration Areas (SDRAs).
 - b. Lands at East Wall Road, Dublin 3 – To: Land Use Zoning Objective Z14 Strategic Development and Regeneration Areas (SDRAs).
 - c. Lands at North Road, Dublin 11 – To: Land Use Zoning Objective Z10 Inner Suburban and Inner City Sustainable Mixed-Uses.
 - d. Shanowen Road Lands, Whitehall/Santry, Dublin 9 – To: Land Use Zoning Objective Z1 Sustainable Residential Neighbourhoods).
 - e. Finglas Business Park, Tolka Valley Road, Dublin 11 - To: Land Use Zoning Objective Z10 Inner Suburban and Inner City Sustainable Mixed-Uses.

- f. Greenmount Industrial Estate, Harold's Cross, Dublin 6 - To: Land Use Zoning Objective Z10 Inner Suburban and Inner City Sustainable Mixed-Uses.
 - g. Part of Fumbally Lane / Malpas Street / Blackpitts Lands, Dublin 8 - To: Land Use Zoning Objective Z10 Inner Suburban and Inner City Sustainable Mixed-Uses.
- III. Amend the core strategy relating to the following Strategic Development and Regeneration Areas (SDRAs): No.'s 3 Finglas Village Environs & Jamestown lands; No. 5 Naas Road; No. 6 Docklands; No. 7 Heuston and Environs; No. 8 Grangegorman / Broadstone; No. 10 North East Inner City; No. 12 Dolphin House; No. 13 Market Area & Environs, to achieve additional housing capacity.
- IV. Amend Objective CSO4 'Programme for the Preparation of Local Area Plans/Village Improvement Plans' by prioritising a framework plan for Santry.
- V. To make corresponding adjustments and additions to text, tables and graphics in the Dublin City Development Plan 2022-2028, and update references and text relating to the National Planning Framework First Revision.

The proposed rezonings are outlined in [Table 2.2](#).

Table 2.2: Proposed Re-Zonings

No.	Map Ref.	Area (ha)	Site Location	Potential Rezoning	SDRA
1	F1	17.6	Lands at East Point Business Park Dublin 3	Z14 Strategic Development and Regeneration Areas (SDRAs)	SDRA 6 Docklands
2	F2	5.1	Lands at East Wall Road Dublin 3	Z14 Strategic Development and Regeneration Areas (SDRAs)	SDRA 6 Docklands
3	A2	7.1	Lands at North Road Dublin 7	Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	Southern part in SDRA 3 Finglas Village Environs and Jamestown Lands
4	B7	4.3	Shanowen Road Lands Whitehall / Santry, Dublin 9	Z1 Sustainable Residential Neighbourhoods	
5	A6	1.9	Finglas Business Park Tolka Valley Road, Dublin 11	Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	
6	H1	1.5	Greenmount Industrial Estate Harold's Cross, Dublin 6	Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	
7	E17	0.2	Lands at Fumbally Lane / Malpas Street / Blackpitts Lands Dublin 8	Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	SDRA 15 Liberties & Newmarket Square
Total ha			c.15ha outside SDRA		c.23 in SDRA

2.4 Site 1: F1 – Lands at East Point Business Park, Dublin 3

It is proposed to rezone the site outlined in red in **Figure 2.1** from:

Land Use Zoning Objective Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), to

Land Use Zoning Objective Z14: To seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use' (Z14 Strategic Development and Regeneration Areas (SDRAs)).

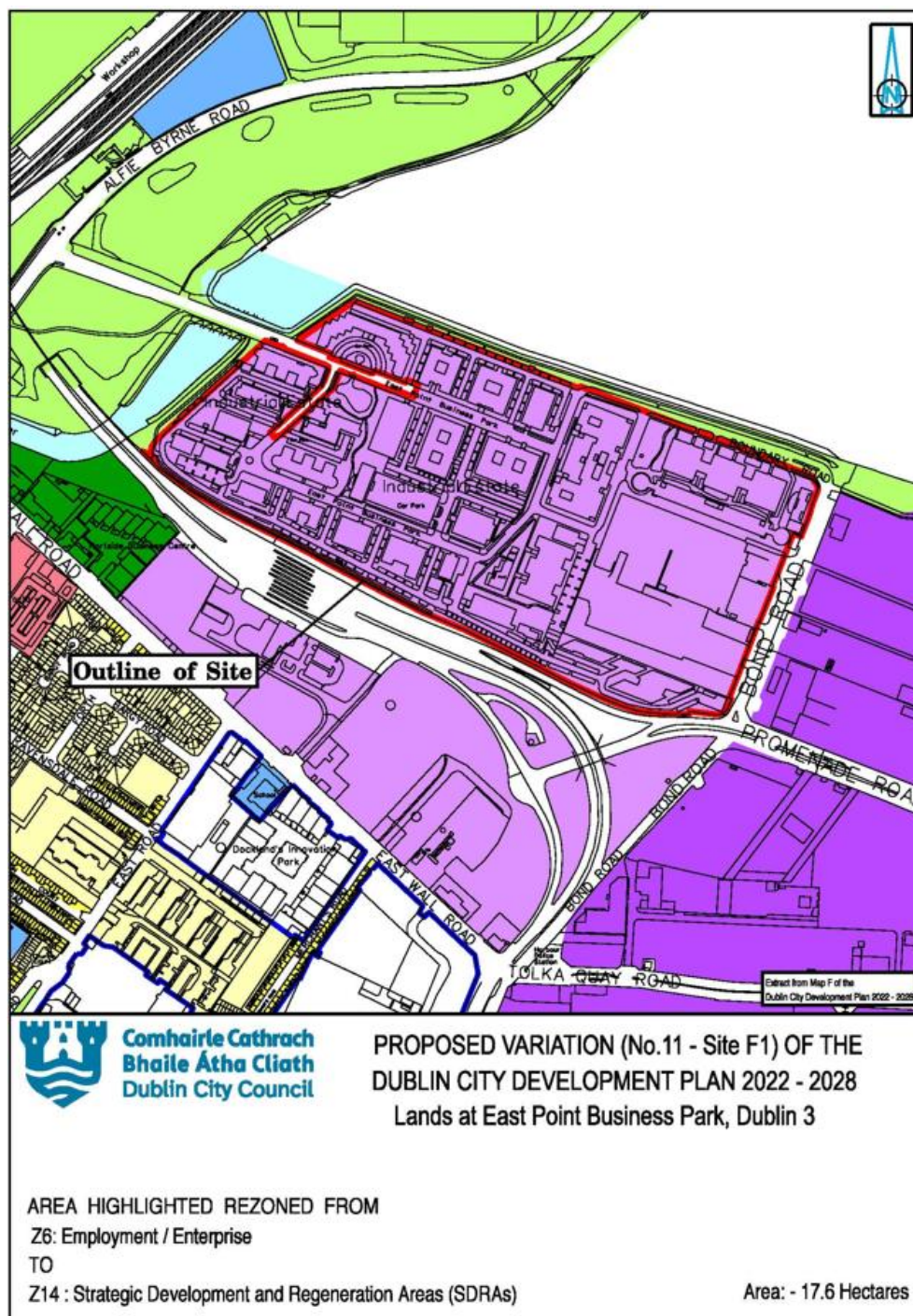


Figure 2.1 Site F1 Lands at East Point Business Park, Dublin 3

2.5 Site 2: F2 – Lands at East Wall Road, Dublin 3

It is proposed to rezone the site outlined in red in **Figure 2.2** from:

Land Use Zoning Objective Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), to

Land Use Zoning Objective Z14: To seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use' (Z14 Strategic Development and Regeneration Areas (SDRAs)).

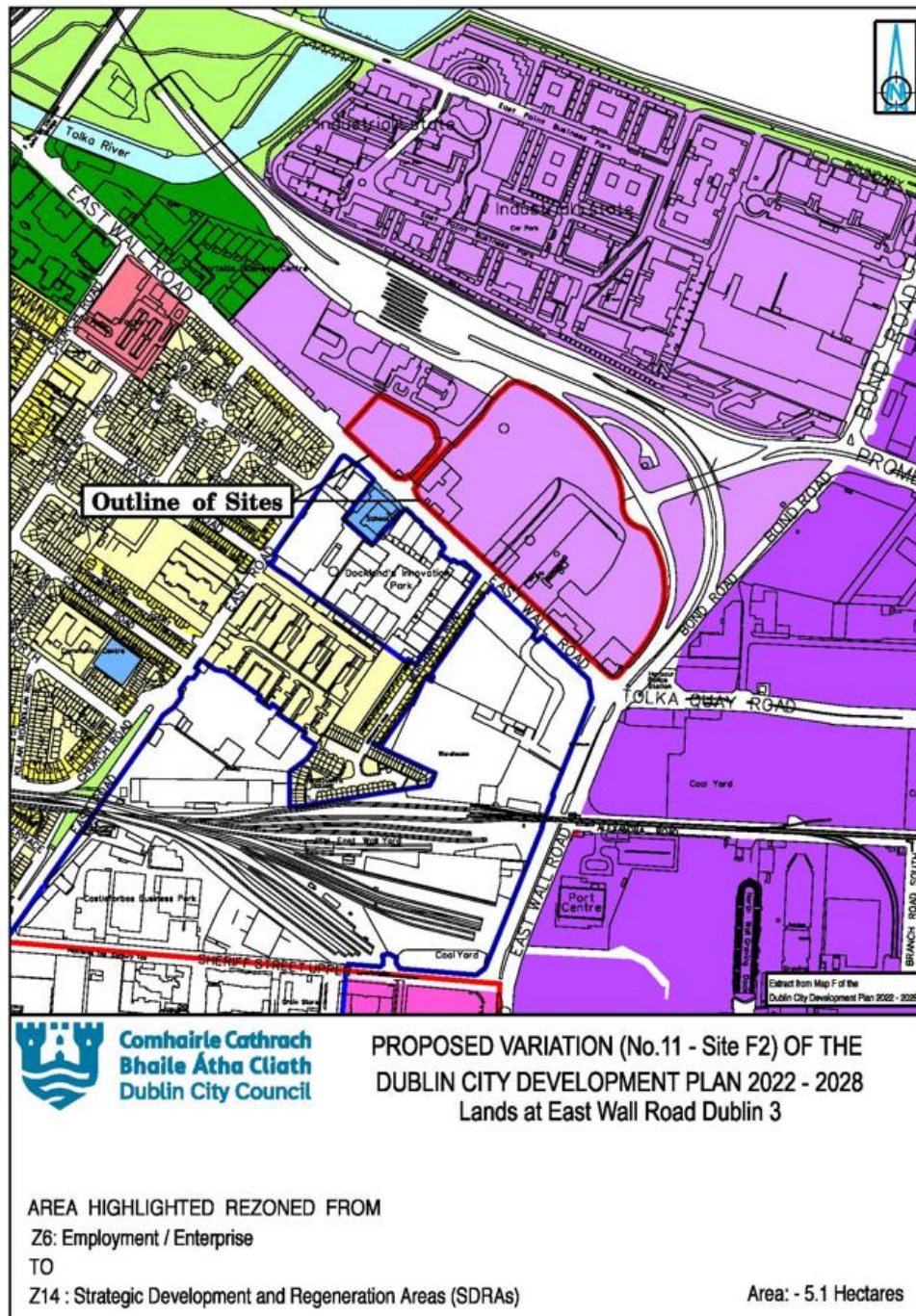


Figure 2.2 F2 Lands at East Wall Road, Dublin 3

2.6 Site 3: A2 – Lands at North Road, Dublin 11

It is proposed to rezone the site outlined in red in **Figure 2.3** from:

Land Use Zoning Objective Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), to

Land Use Zoning Objective Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses)

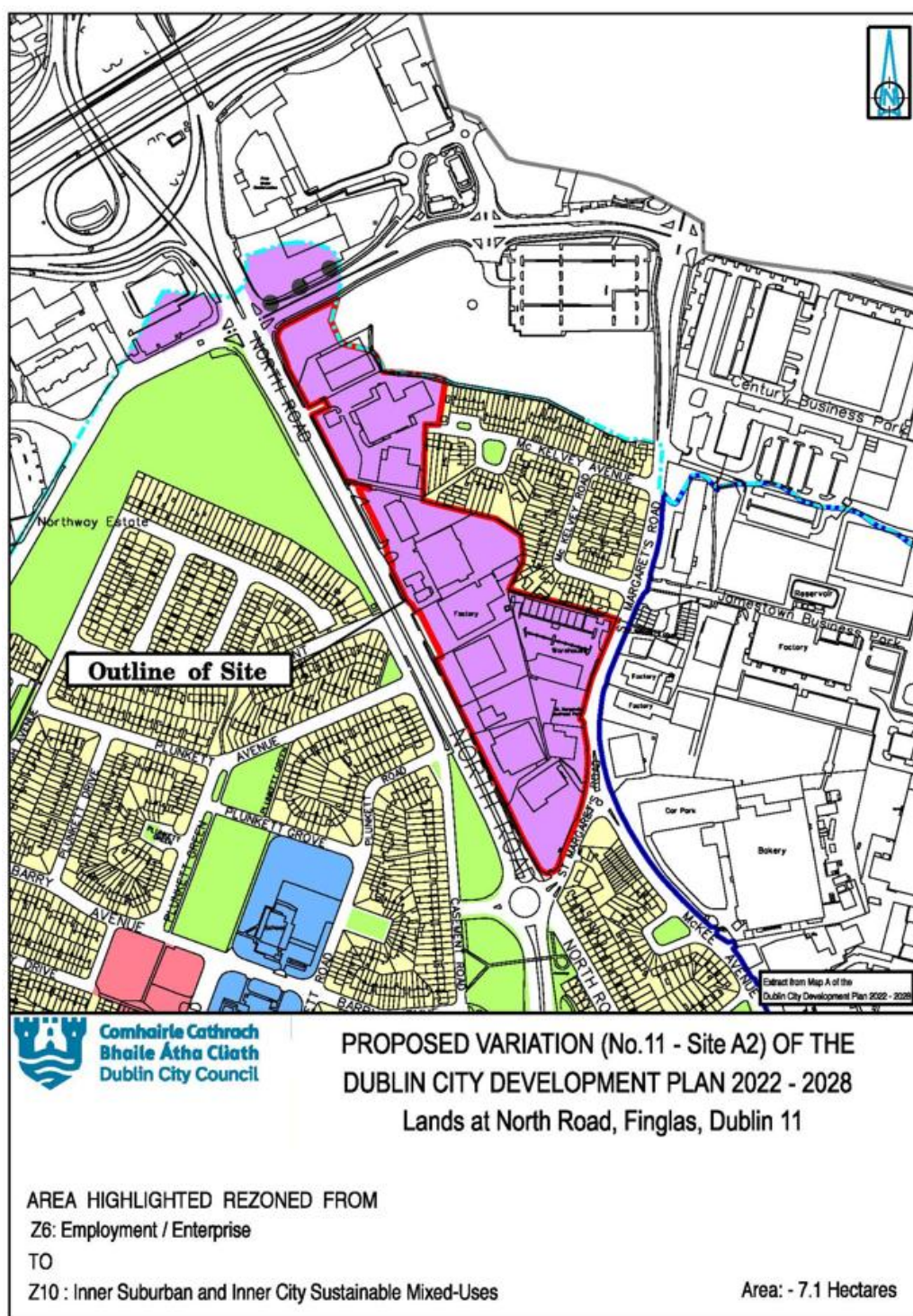


Figure 2.3 A2 Lands at North Road, Dublin 11

2.7 Site 4: B7 – Shanowen Road Lands Whitehall/Santry, Dublin 9

It is proposed to rezone the site outlined in red in **Figure 2.4** from:

Land Use Zoning Objective Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), to

Land Use Zoning Objective Z1: To protect, provide and improve residential amenities' (Z1 Sustainable Residential Neighbourhoods)

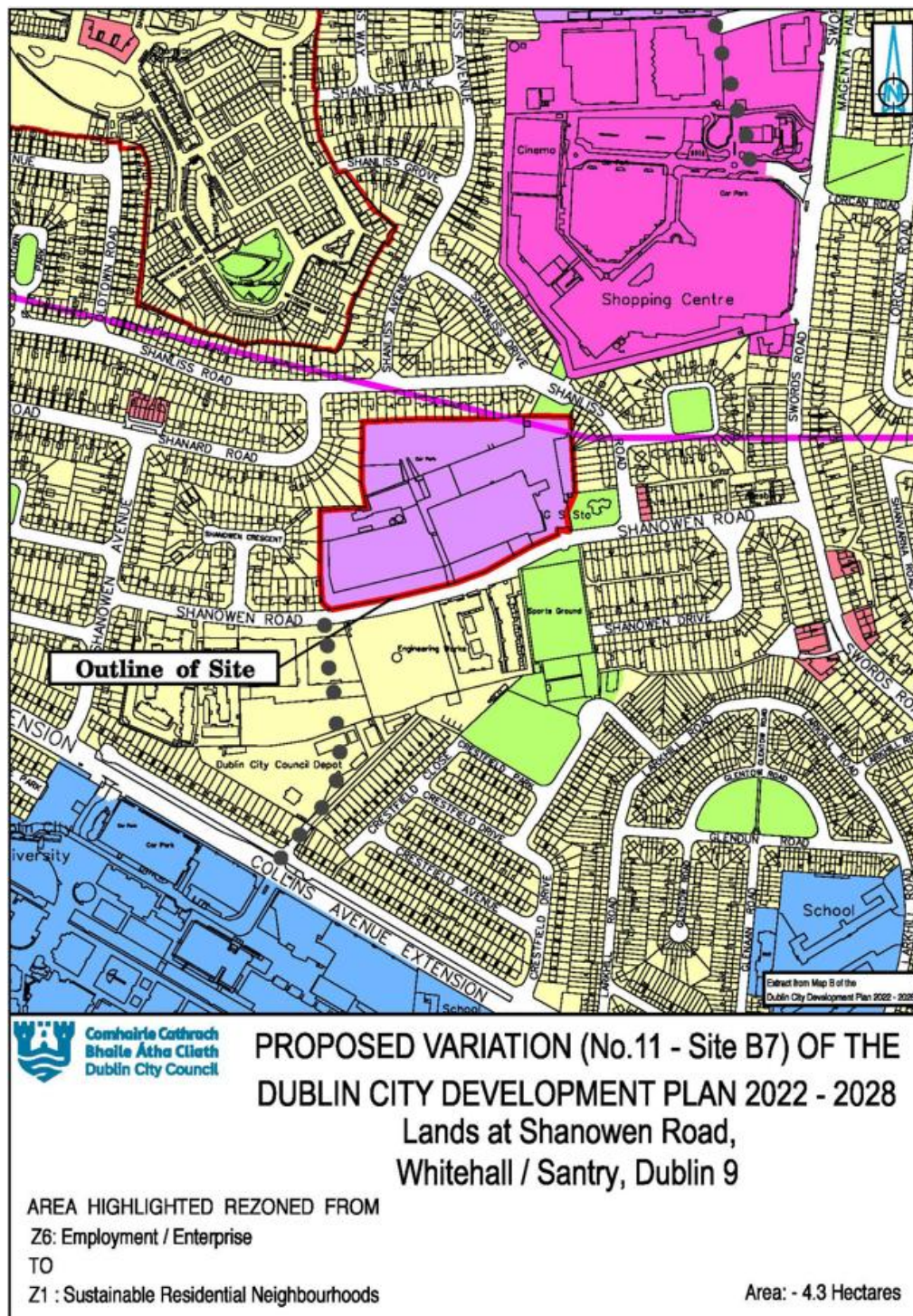


Figure 2.4 B7 Shanowen Road Lands Whitehall/Santry, Dublin 9

2.8 Site 5: A6 – Finglas Business Park, Tolka Valley Road, Dublin 11

It is proposed to rezone the site outlined in red in **Figure 2.5** from:

Land Use Zoning Objective Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), to

Land Use Zoning Objective Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses)

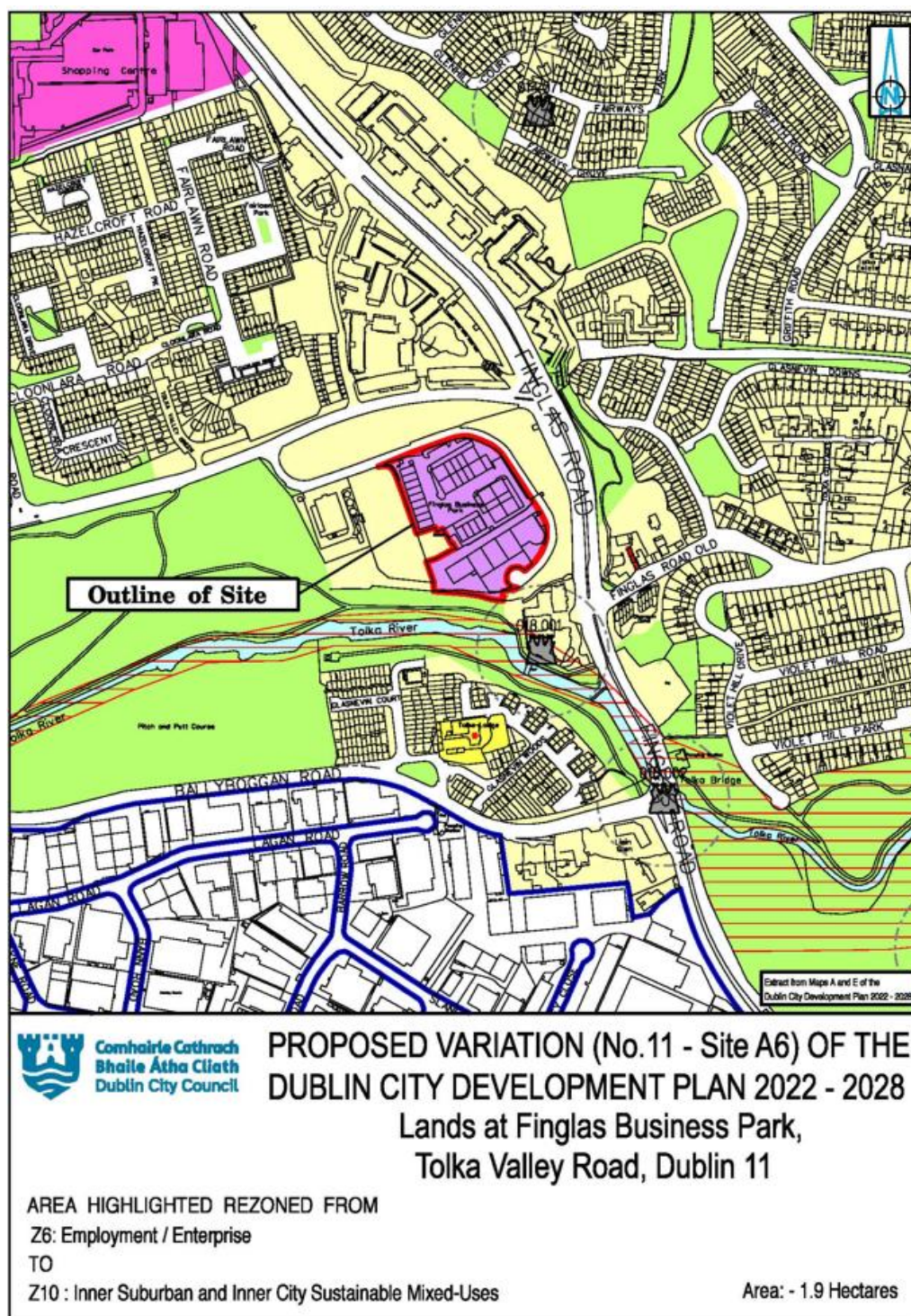


Figure 2.5 A6 Finglas Business Park, Tolka Valley Road, Dublin 11

Land Use Zoning Objective Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), to

Land Use Zoning Objective Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses)



2.10 Site 7: E17 – Lands at Fumbally Lane/Malpas Street/Blackpitts Lands Dublin 8

Land Use Zoning Objective Z6: To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), to

Land Use Zoning Objective Z10: To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses)

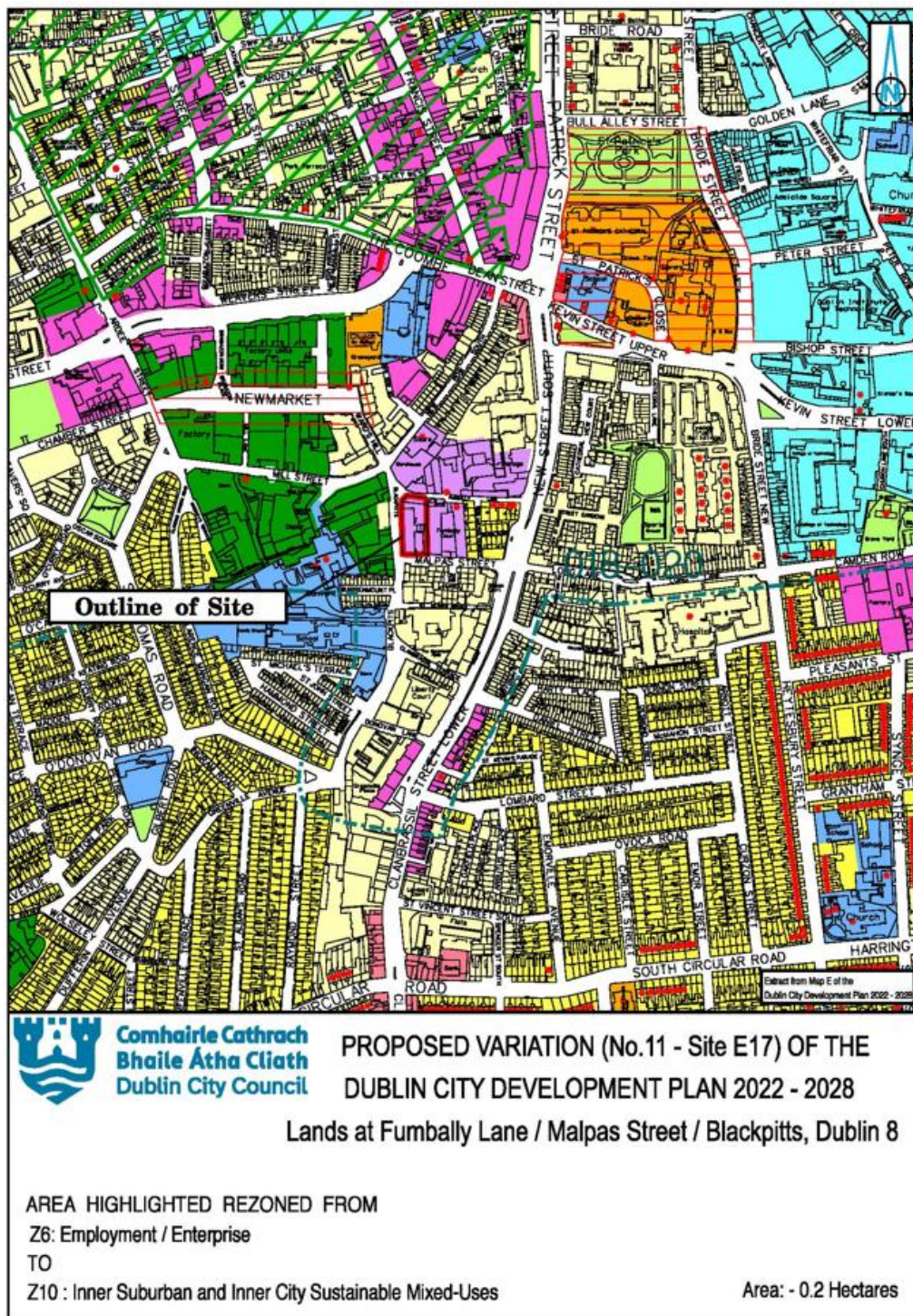


Figure 2.7 E17 – Lands at Fumbally Lane/Malpas Street/Blackpitts Lands Dublin 8

3 Stage 1: Screening for Appropriate Assessment

3.1 Introduction

The first part of the Appropriate Assessment process is the Screening phase. Screening identifies the likely effects of Variation No.11 on European sites that could arise, either alone or in combination with other plans or projects and considers whether these impacts are likely to have a significant effect on the European site in view of the site's conservation objectives.

As per Section 1.3 and in accordance with Article 42 of the Habitats regulations, screening for appropriate assessment must be carried out. Screening must be undertaken without the inclusion of mitigation and it is in this context that this AA Screening Report has been prepared.

Following screening therefore, if there is a possibility of there being a significant effect on a European site, this will generate the need for an appropriate assessment for the purposes of compliance with Article 6(3) of the Habitats Directive. This means that if the conclusions at the end of the screening exercise are that significant effects on any European sites, as a result of Variation No.11, either alone or in combination with other plans and projects, are likely, uncertain or unknown, then an Appropriate Assessment must be carried out. This is in accordance with established precedent and case law.

3.2 Potential Zone of Influence

This assessment is based on the source-pathway-receptor model, which dictates that, for an effect to occur, there must be a 'source' (such as a construction site); a 'receptor' (such as a designated site for nature conservation); and a 'pathway' between the two (such as a watercourse). A construction site or completed development may also create a barrier to movement, for example, by preventing the migration of fauna along a river corridor, or by obstructing the migration of birds.

Identification of a potential effect means that there is a possibility of ecological or environmental damage occurring, with the level and significance of the impact depending upon the nature and exposure to the potential effect and the characteristics of the receptor. Although there may be a risk of an impact, it may not necessarily occur, and if it does occur, it may not be significant.

There are no set recommended distances for projects to consider European sites as being relevant for assessment. DoEHLG (2010a, pp. 31 – 32) states that:

"The approach to screening is likely to differ somewhat for plans and projects, depending on scale and on the likely effects, but the following should be included:

1. Any Natura 2000 sites within or adjacent to the plan or project area
2. Any Natura 2000 sites within the likely zone of impact of the plan or project. A distance of 15km is currently recommended in the case of plans, and derives from UK guidance (Scott Wilson et al., 2006). For projects, the distance could be much less than 15km, and in some cases less than 100m, but this must be evaluated on a case-by-case basis with reference to the nature, size and location of the project, and the sensitivities of the ecological receptors, and the potential for in combination effects
3. Natura 2000 sites that are more than 15km from the plan or project area depending on the likely impacts of the plan or project, and the sensitivities of the ecological receptors, bearing in mind the precautionary principle. In the cases of sites with water dependent habitats or species,

and a plan or project that could affect water quality or quantity, for example, it may be necessary to consider the full extent of the upstream and/or downstream catchment.”

The 2021 OPR guidelines, *Practice Note PN01: Appropriate Assessment Screening for Development Management*, state that the Zone of Influence “*should be established on a case-by-case basis using the Source-Pathway-Receptor framework and not by arbitrary distances (such as 15 km)*” (p. 8).

Therefore, considering the nature, scale and location(s) of Variation No.11, and in accordance with the source-pathway-receptor model, the potential Zone of Influence for Variation No.11 includes any site to which there is a potential for impacts, as set out in the following sections.

3.3 Description of the Receiving Environment and the Potential Zone of Influence

The description of the receiving environment presented in this section has been based on a desktop study of relevant available information, with relevant references cited in the text.

Biodiversity plays a significant role in the provision of clean air, water, healthy soils and food as well as visually contributing to a plan area with its natural beauty and heritage. The natural heritage of Dublin City is an important asset and a unique resource.

Dublin City’s geographical position, natural features, and man-made influences have all shaped the city’s rich tapestry of biodiversity, which is of global, national, and local importance. Dublin’s setting, on the River Liffey and around Dublin Bay, with the Dublin Mountains to the south and Howth peninsula to the north is unique. Dublin City Council’s administrative area includes the iconic North Bull Island National Nature Reserve, and Dublin Bay, which is designated a UNESCO Biosphere Reserve for sustainable development to manage for the coexistence of nature and people. These designated sites form part of the European-wide Natura 2000 Network, which aims to ‘ensure the long-term survival of Europe’s most valuable and threatened species and habitats, listed under both the Birds Directive and the Habitats Directive.’

In addition to legally designated sites, there are numerous habitats across the city that have conservation value for biodiversity. These include the city’s public parks and open spaces, rivers, canals, and embankments (called riparian zones); along the city’s railway tracks; in the city’s graveyards and cemeteries; in residential streets and gardens; in walls and buildings, and in vacant brown field sites that provide scrubland for native wildlife. To help protect these areas, the Dublin City Biodiversity Action Plan 2021-2025 includes actions to survey and monitor these areas in addition to the designated sites.

As stated in the Dublin City Development Plan 2022-2028, DCC recognises the importance of inland feeding sites used by protected birds associated with Dublin Bay. All proposals which fall inside, or within the zone of influence of potential disturbance effects, of *ex situ* inland feeding sites for Special Conservation Interest winter bird species of Special Protection Areas, within Dublin City Council’s administrative area, will be subject to an Appropriate Assessment, informed by adequate data to allow assessment of potential effects on the relevant European sites’ conservation objectives.

Article 10 of the EU Habitats Directive recognises the importance of ecological networks as corridors and stepping stones for wildlife, including for migration, dispersal and genetic exchange of species of

flora and fauna – the watercourses and hedgerow network are critical ecological infrastructure in this context.

3.3.1 Designated European Sites

Within the Dublin City boundary, including immediately offshore, there are a total of 4 sites designated for protection under the Natura 2000 network (there are two SACs and two SPAs).

All designated European Sites located within the Dublin City administrative area are listed in **Table 3.1** and shown in **Figure 3.1** below.

There are a further 5no. SPAs and 4no. SACs within the potential ZOI (ZOI) of Variation No. 11, as listed in **Table 3.1**. These sites (a total of 9no.) are the sites located within the potential zone of influence of the Dublin City administrative area and includes coastal sites.

Conservation objectives for SACs and SPAs have been set for the habitats and species for which the sites have been selected. Site specific detailed conservation objectives are available on the NPWS website⁵.

Table 3.1 European sites located in Dublin City and within the potential Zone of Influence of the Dublin City administrative area

European Sites in Dublin City			
Site Code	Special Protection Area (SPA)	Site Code	Special Area of Conservation (SAC)
004006	North Bull Island SPA	000206	North Dublin Bay SAC
004024	South Dublin Bay and River Tolka Estuary SPA	000210	South Dublin Bay SAC
European Sites within a zone of influence of the Dublin City Boundary			
Site Code	Special Protection Area (SPA)	Site Code	Special Area of Conservation (SAC)
004236	North-west Irish Sea SPA	000202	Howth Head SAC
004113	Howth Head Coast SPA	003000	Rockabill to Dalkey Island SAC
004172	Dalkey Islands SPA	002193	Ireland's Eye SAC
004016	Baldoyle Bay SPA	000199	Baldoyle Bay SAC
004117	Ireland's Eye SPA		

3.3.2 Nationally Designated Sites

Nationally Designated Sites include Natural Heritage Areas (NHAs) which are legally protected areas that are considered important for their habitats or which holds species of plants and animals whose habitat needs protection. Proposed Natural Heritage Areas (pNHAs) are also of significance for wildlife and habitats but have not yet been statutorily designated (but generally protected in the county development plan. However, under the Wildlife Amendment Act (2000) NHAs are legally protected from damage from the date they are formally proposed for designation⁶.

⁵ NPWS website 2019: <https://www.npws.ie/protected-sites/conservation-management-planning/conservation-objectives>

⁶ NPWS website 2019: <https://www.npws.ie/protected-sites/nha>

Refer to **Table 3.2** and **Figure 3.2** below for the NHAs and pHNAs located in Dublin City and within the zone of influence of the Dublin City administrative area.

Table 3.2 Proposed Natural Heritage Areas (pNHAs) located in Dublin City and within the zone of influence of the Dublin City administrative area

Proposed Natural Heritage Areas in Dublin City			
Site Code	Proposed Natural Heritage Areas (pNHAs)	Site Code	Proposed Natural Heritage Areas (pNHAs)
002103	Royal Canal pNHA	000206	North Dublin Bay pNHA
002104	Grand Canal pNHA	000210	South Dublin Bay pNHA
000128	Liffey Valley pNHA		Dolphins, Dublin Docks pNHA
Proposed Natural Heritage Areas within the zone of influence of the Dublin City Boundary			
Site Code	Proposed Natural Heritage Areas (pNHAs)	Site Code	Proposed Natural Heritage Areas (pNHAs)
000178	Santry Demesne pNHA	000202	Howth Head pNHA
001205	Boooterstown Marsh pNHA	000199	Baldoyle Bay pNHA
001206	Dalkey Coastal Zone and Killiney Hill pNHA	000203	Ireland's Eye pNHA
000991	Dodder Valley pNHA	001763	Sluice River Marsh pNHA

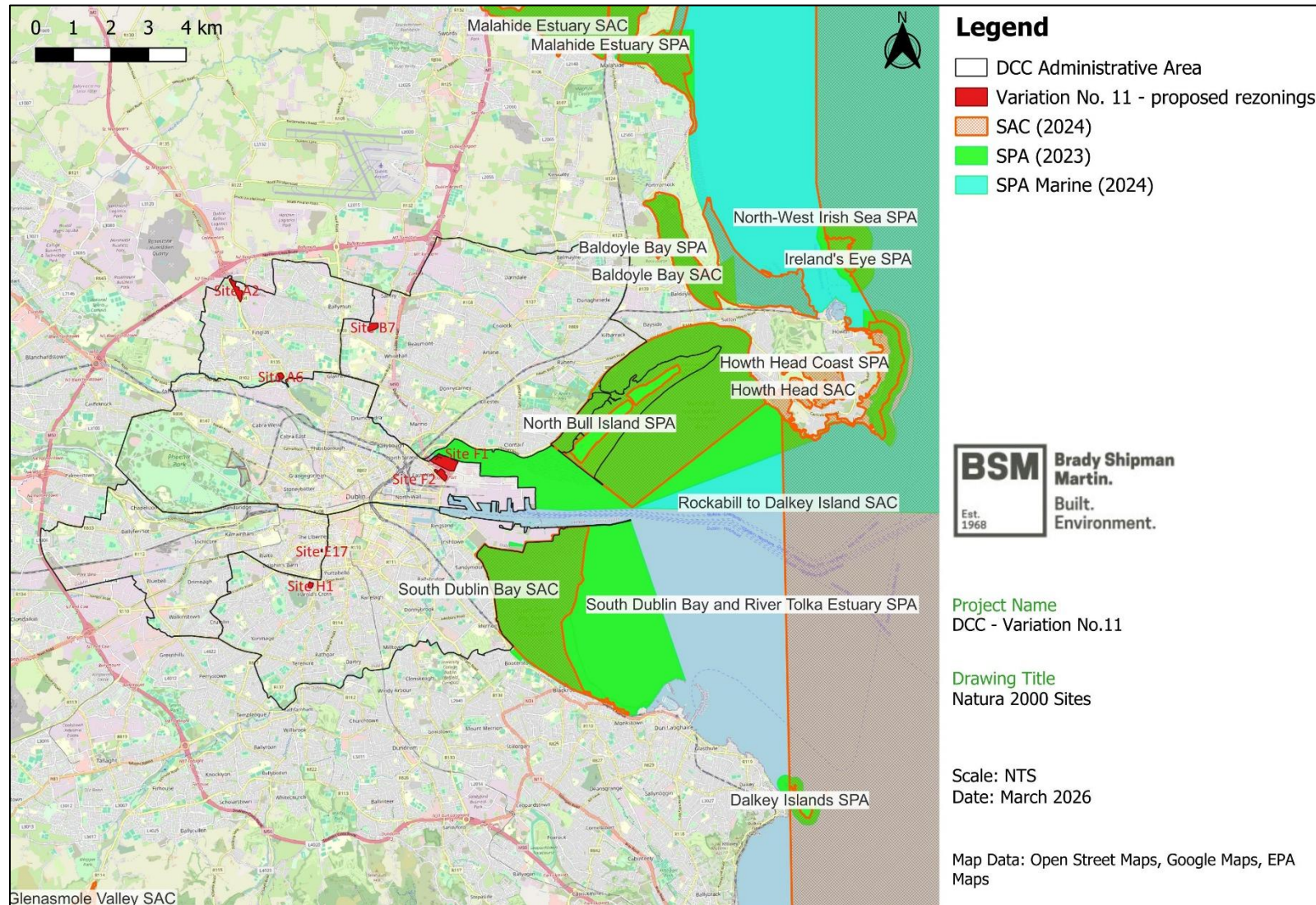


Figure 3.1 European Sites in Dublin City and in the surrounding zone of influence

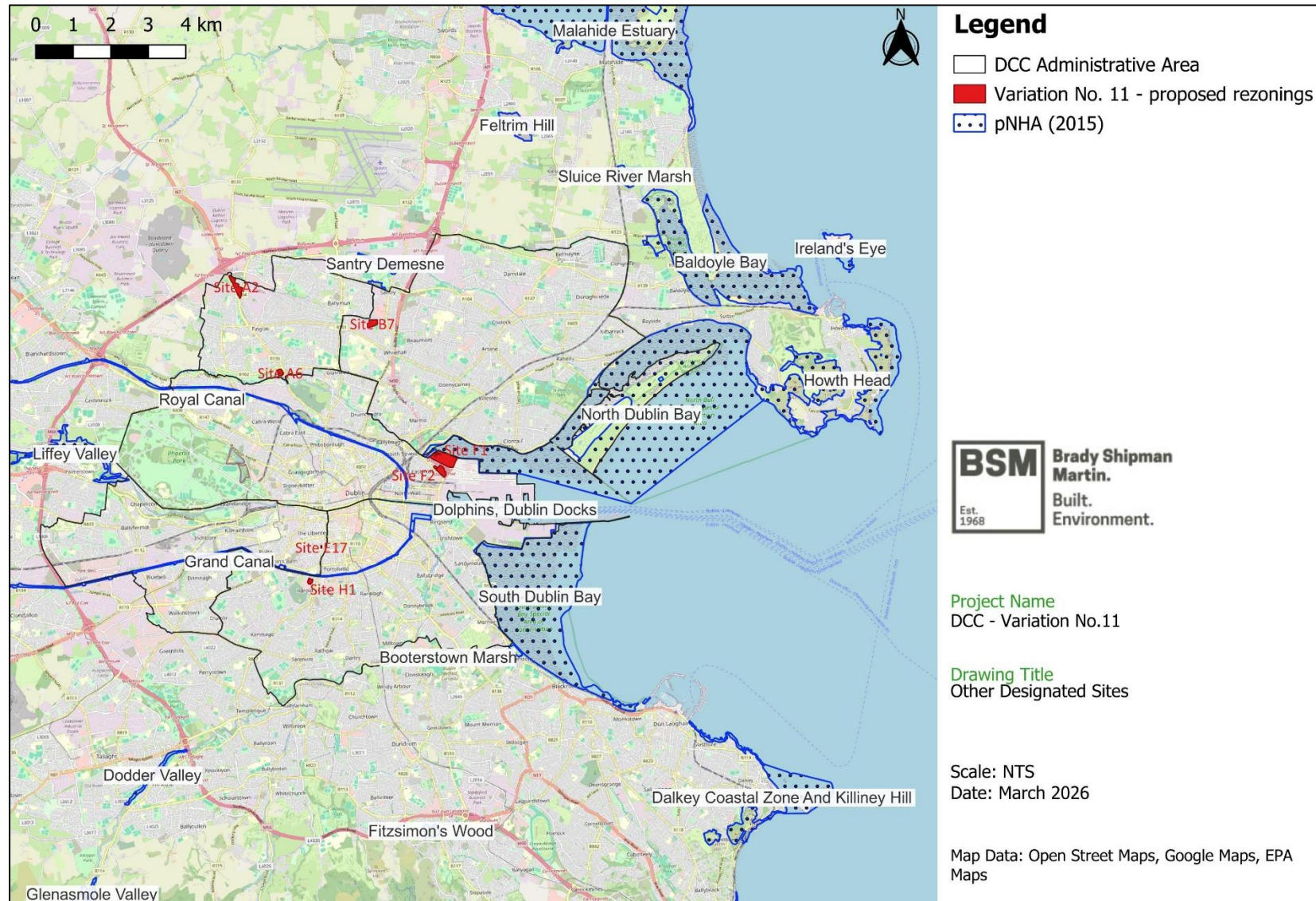


Figure 3.1 Other Designated Sites in Dublin City and in the surrounding zone of influence

3.3.3 Hydrology

The latest *Water Quality in Ireland* report 2019-2024⁷ was published by the EPA in October 2025. This report provides an assessment of the condition of Ireland's waters (rivers, lakes, canals, groundwaters, transitional (estuaries) and coastal waters) against the objectives and standards set out in the Water Framework Directive and Ireland's River Basin Management Plan (Water Action Plan 2024). The assessments are made using data collected from over 4000 surface water bodies and 514 ground water bodies between 2019 and 2024. Comparisons are made between the results from this period and those before to give insight into trends in the condition of our waters over time.

The status of the river waterbodies in Dublin City ranges from 'poor' to 'good'. The EPA data, on the biological quality of watercourses, based on monitoring up to 2024, indicates that 2no. river in Dublin City achieved a 'good' status; 2no. achieved a 'moderate' status; and 7no. were 'poor'. There are no lakes in Dublin City that are designated as WFD operational monitoring lakes.

The transitional waters within and in vicinity of Dublin City include - Liffey Estuary Lower ('moderate'), Tolka Estuary ('poor'), North Bull Island ('moderate') and Mayne Estuary ('moderate'). The Dublin Bay and Irish Sea Dublin (HA09) coastal waterbodies have a 'good' water quality status.

Refer to **Figure 3.3** below.

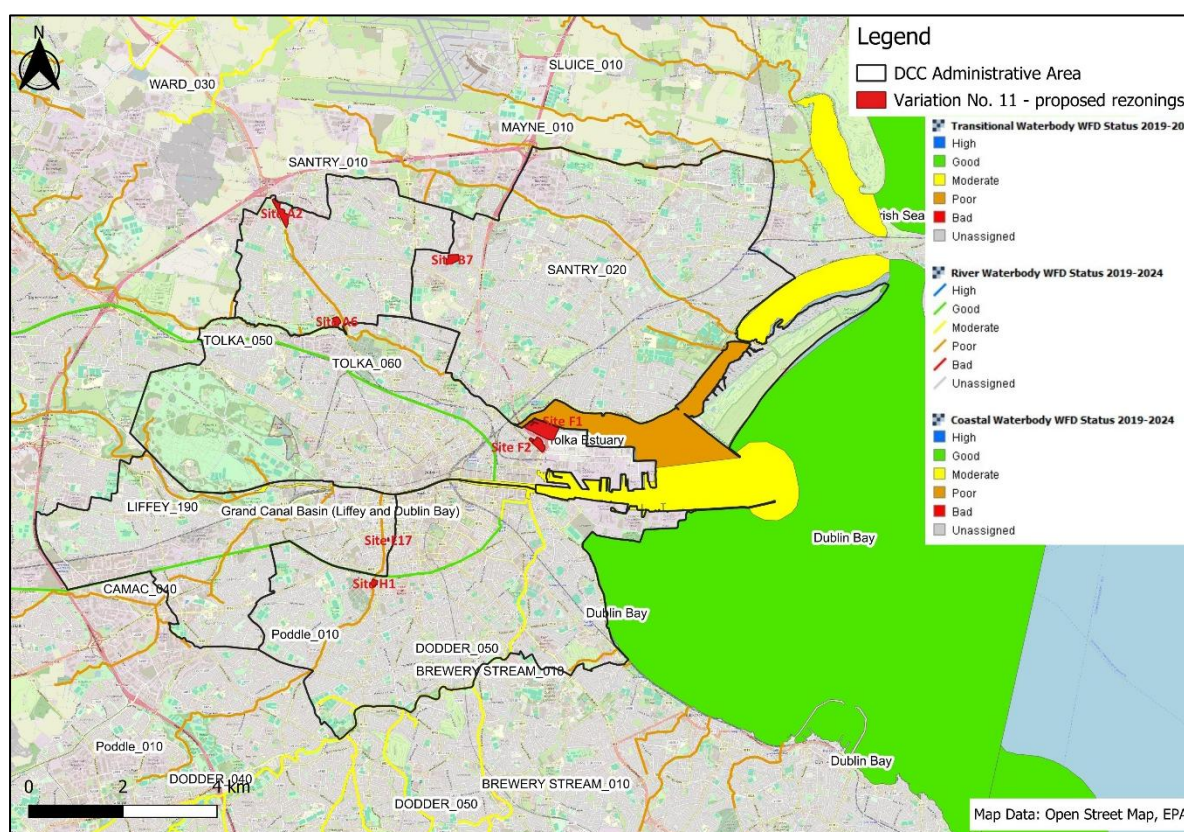


Figure 3.2 EPA Waterbodies WFD Status 2019-2024⁸

Table 3.3 below has a list of the WFD Catchments and WFD Sub-Catchments in Dublin City.

⁷ Water Quality In Ireland 2019-2024 - <https://www.epa.ie/publications/monitoring--assessment/freshwater--marine/water-quality-in-ireland-2019-2024.php>

⁸ <https://gis.epa.ie/EPAMaps/>

Table 3.3 WFD Catchments and Sub-Catchments in Dublin City

Catchment (WFD Catchment Code)	Sub-catchment Name (WFD Sub-catchment Code)
Liffey and Dublin Bay (09)	Tolka_SC_020 (09_4)
	Liffey_SC_090 (09_15)
	Liffey_SC_100 (09_1)
	Mayne_SC_010 (09_17)
	Dodder_SC_010 (09_16)

A number of protected areas are present within Dublin City and these are as follows:

- The entire ground waterbody beneath the county is included on the Drinking Water - Ground Waterbody.
- WFD RPA Nutrient Sensitive Areas (Lake, Coastal & Transitional waterbodies) – Tolka Estuary and Liffey Estuary.
- WFD RPA Nutrient Sensitive Areas (Rivers) - River Liffey
- Bathing Waters – Dollymount Strand, Half Moon and Sandymount Strand

3.3.3.1 Designated Shellfish Waters

The EU Shellfish Waters Directive (2006/113/EC) aims to protect and improve shellfish waters in order to support shellfish life and growth.

Pollution reduction programmes are in operation for these areas. The identified pressures on these designated waters include urban wastewater systems, on-site wastewater treatment systems and port activities. The coastal waters provide an important resource, supporting and generating employment and recreational activities and must be protected.

There is no shellfish waters within or in immediate vicinity of the Dublin city administrative area. The nearest one is Malahide (IE_EA_020_0000), c. 3.1km to the north-east of the city boundary, designated as Shellfish Waters pursuant to the Shellfish Directive. Section 6 of the Quality of Shellfish Waters Regulations (S.I. No. 268 of 2006) require the development of Pollution Reduction Programmes (PRPs) for designated shellfish areas in order to support shellfish life and growth and to contribute to the high quality of directly edible shellfish products. Shellfish PRPs relate to bivalve and gastropod molluscs, including oysters, mussels, cockles, scallops and clams. They do not cover shellfish crustaceans such as crabs, crayfish and lobsters.

3.3.3.2 Salmonid Waters

The *Salmonid Regulations* (S.I. No. 293 of 1988) designate the waters capable of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char (*Salvelinus*) and whitefish (*Coregonus* spp.) as protected. Thirty-four rivers, tributaries and lakes are listed and protected under these Regulations that prescribe quality standards for salmonid waters, sampling programmes and methods of analysis and inspection to be used by local authorities to determine compliance with the standards.

There are no designated Salmonid Water under the EU Freshwater Fish Directive. The closest one is River Dargle. C. 14km to the south-east in Co. Wicklow.

3.3.4 Other Designations

3.3.4.1 Statutory Nature Reserves

Other nature conservation designations are *Statutory Nature Reserves*, which are protected under Ministerial order. The North Bull Island Nature Reserve is located within the Dublin city administrative area. The island is covered with dune grassland. An extensive salt marsh lies to the northwest and at extreme low tides there are extensive mud flats between the island and the mainland. The reserves are of international scientific importance for Brent Geese and also on botanical, ornithological, zoological and geomorphological grounds.

Additionally, Baldoyle Estuary Nature Reserve is located c. 1.2km to the north-east of Dublin City. Baldoyle is of international importance as a wintering area for Brent Geese. Wading birds that winter at Baldoyle include black-tailed Godwits, Redshanks and Curlews. When the tide comes in, fish enter the estuary and become prey for diving birds like the Great-crested Grebe and the Red-breasted Merganser.

3.3.4.2 Ramsar Sites

Ramsar sites are wetlands of international importance designated under the Ramsar Convention. Wetlands are important ecosystems, which improve water quality, provide storm protection, flood mitigation, stabilise shorelines, maintain biodiversity, and provide natural products such as fish and shellfish. Ireland presently has 45no. RAMSAR sites. Relevant authorities are expected to manage their Ramsar Sites so as to maintain their ecological character and retain their essential functions and values for future generations. The Ramsar Sites in Dublin City includes – North Bull Island (406) and Sandymount Strand/Tolka Estuary (832). Additionally, Baldoyle Estuary Ramsar Sites (413) is located c. 1.2km to the north-east of Dublin City.

3.3.4.3 Wildfowl Sanctuaries

Wildfowl sanctuaries are areas that have been excluded from the 'Open Season Order' so that game birds can rest and feed undisturbed. There are 68 no. sanctuaries in the State⁹. Shooting of game birds is not allowed in these sanctuaries. The North Bull Island (WFS-19) is a wildfowl sanctuary located within Dublin City.

3.3.4.4 *Margaritifera* Sensitive Area

Freshwater pearl mussel is a globally threatened, long-lived and extremely sensitive species that can be impacted by many forms of pollution, particularly sediment and nutrient pollution and by hydrological and morphological changes, which may arise from developments, activities or changes in any part of the catchment. There are two species of freshwater pearl mussel in Ireland (*Margaritifera margaritifera* and *Margaritifera durrovensis*) and both are protected under Annex II and Annex V of the EU Habitats Directive. There are no *Margaritifera* sensitive area within the study area or in immediate vicinity.

⁹ NPWS (2021).

3.3.5 Potential links between the selected sites and European sites

No.	Map Ref.	Area (ha)	Site Location	Potential Rezoning	SDRA
1	F1	17.6	Lands at East Point Business Park Dublin 3	Z14 Strategic Development and Regeneration Areas (SDRAs)	SDRA 6 Docklands
2	F2	5.1	Lands at East Wall Road, Dublin 3	Z14 Strategic Development and Regeneration Areas (SDRAs)	SDRA 6 Docklands
3	A2	7.1	Lands at North Road Dublin 11	Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	Southern part in SDRA 3 Finglas Village Environs and Jamestown Lands
4	B7	4.3	Shanowen Road Lands Whitehall / Santry, Dublin 9	Z1 Sustainable Residential Neighbourhoods	
5	A6	1.9	Finglas Business Park Tolka Valley Road, Dublin 11	Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	
6	H1	1.5	Greenmount Industrial Estate Harold's Cross, Dublin 6	Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	
7	E17	0.2	Lands at Fumbally Lane / Malpas Street / Blackpitts Lands Dublin 8	Z10 Inner Suburban and Inner City Sustainable Mixed-Uses	SDRA 15 Liberties & Newmarket Square
Total ha			c.15ha outside SDRA		c.23 in SDRA

- **F1:** Due to its proximity to Dublin Bay, there is the possibility of significant construction phase and operational phase effects via water arising on the coastal European sites associated with Dublin Bay. These sites are screened in (see Table 3.5 below). There is no realistic possibility that the selected site could have value for internationally (or nationally) significant populations of SCI bird species. None of the habitats present are linked in any way to the QIs of any European site.
- **F2:** Due to its proximity to Dublin Bay, there is the possibility of significant construction phase and operational phase effects via water arising on the coastal European sites associated with Dublin Bay. These sites are screened in (see Table 3.5 below). There is no realistic possibility that the selected site could have value for internationally (or nationally) significant populations of SCI bird species. None of the habitats present are linked in any way to the QIs of any European site.
- **A2:** There is no realistic possibility that the rezoning of this site could result in a significant effect on any European site. It is already developed and is some 7km distant from the nearest European site (South Dublin Bay and River Tolka Estuary SPA). There is no pathway to this or any other European site, including via surface water. While the Finglas (Bachelors) Stream is located close to the southern corner of the site, and itself is a tributary of the Tolka there is no realistic possibility of a significant effect downstream as a result of the proposed rezoning of this already-developed site. None of the habitats present are linked in any way to the QIs of any European site. There is no realistic possibility that the selected site could have value for internationally (or nationally) significant populations of SCI bird species.
- **B7:** There is no realistic possibility that the rezoning of this site could result in a significant effect on any European site. It is already developed and is some 4km distant from the nearest European site (South Dublin Bay and River Tolka Estuary SPA). There is no pathway to this or any other European

site, including via surface water. None of the habitats present are linked in any way to the QIs of any European site. There is no realistic possibility that the selected site could have value for internationally (or nationally) significant populations of SCI bird species.

- **A6:** Due to its proximity to The River Tolka, there is the possibility of significant construction phase and operational phase effects via water arising on the coastal European sites associated with Dublin Bay. While this is unlikely there is uncertainty and is the reason these sites are screened in (see Table 3.5 below). There is no realistic possibility that the selected site could have value for internationally (or nationally) significant populations of SCI bird species. None of the habitats present are linked in any way to the QIs of any European site.
- **H1:** There is no realistic possibility that the rezoning of this site could result in a significant effect on any European site. It is already developed and is some 4.5km distant from the nearest European site (South Dublin Bay SAC). There is no pathway to this or any other European site, including via surface water. There is no pathway to the River Poddle, which is culverted in the immediate vicinity of this already-developed site. None of the habitats present are linked in any way to the QIs of any European site. There is no realistic possibility that the selected site could have value for internationally (or nationally) significant populations of SCI bird species.
- **E17:** There is no realistic possibility that the rezoning of this site could result in a significant effect on any European site. It is already developed and is some 4km distant from the nearest European site (South Dublin Bay SAC). There is no pathway to this or any other European site, including via surface water. There is no pathway to the River Poddle, which is culverted near to this already-developed site. None of the habitats present are linked in any way to the QIs of any European site. There is no realistic possibility that the selected site could have value for internationally (or nationally) significant populations of SCI bird species.

Although, in reality, it is not expected that the rezoning of the subject sites could result in a significant effect on any European site, a conservative approach, based on the precautionary principle, has been adopted in the preparation of this NIR.

3.4 Screening of the Draft Variation No.11

The provisions of Draft Variation No.11 have been subject to appropriate assessment screening as set out in **Table 3.4**. Where potential for likely significant effects arise these provisions have been identified for mitigation measures – refer to Section 4, the Natura Impact Statement.

Table 3.4 Environmental Assessment of Draft Variation No.11

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Likely significant effects?	Mitigation Required Yes / No
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 2: Core Strategy Amendments 1, 2, 3 and 4: Basis, Context and Data Provides for update of text in accordance with and to be consistent with higher level plans, including the National Planning Framework (NPF) First Revision and the NPF Housing Growth Requirements Guidelines.	Update of population baseline and context. No likelihood of a significant effect.	No
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 2: Core Strategy Amendments 5, 6 and 7: Population and Housing Provides for update of text and tables in relation to population growth and housing targets having regard to the higher level <i>National Planning Framework First Revision</i> and the <i>NPF First Revision Implementation: Housing Growth Requirements, Guidelines for Planning Authorities</i> .	Update of planning baseline and context. No likelihood of a significant effect.	No
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 2: Core Strategy Amendments 8, 9, 10, 11, 12, 13 and 14: Land Capacity Assessment Provides for update of text and tables in relation to updated housing targets and population growth, including for bringing forward a Framework Plan for Santry.	Update of baseline, land capacity and references. Any future Framework Plan for Santry would be subject to separate consideration and screenings for appropriate assessment and environmental assessments. No likelihood of a significant effect.	No
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 13: Strategic Development and Regeneration Areas Amendment 15: Table 13.1 Amends Estimated Capacity figures within Table 13.1: Capacity of SDRA Designated Lands for Residential Use or a Mixture of Residential and	Update of planning baseline and context. No likelihood of a significant effect.	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Likely significant effects?	Mitigation Required Yes / No
Other Uses and Supporting Infrastructure, showing an increased <u>from</u> 44,100 - 45,250 estimated units on 418.5 hectares <u>to</u> 56,700 - 59,150 estimated units on 490.5 hectares		
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 13: Strategic Development and Regeneration Areas Amendment 16: SDRA 6 – Docklands Inserts new text relating to new Key Opportunity Sites: 16. IFSC and Custom House 17. Docklands Station 18. Sheriff Street Upper 19. Lands at East Wall Road 20. Vacant Site on East Wall Road 21. East Point Business Park Text includes requirements for site specific masterplans that will address: Urban Structure; Land Use & Activity; Waterfront Edge; Central Commercial & Mixed-Use Spine; Perimeter commercial edge; Height; Design; Green Infrastructure; Phasing & implementation; as well as: Climate Action, Flood Risk, Appropriate Assessment; Environmental Impact Assessment, Sustainable Transport, etc.	Any future site specific masterplans would be subject to separate consideration and screenings for appropriate assessment. No likelihood of a significant effect.	No
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 13: Strategic Development and Regeneration Areas Amendment 17: SDRA 6 – Docklands Amends Figure 13.6 to include new key opportunity sites 16-21.	Update of figure for referencing purposes. No likelihood of a significant effect.	No
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 13: Strategic Development and Regeneration Areas Amendment 18: SDRA 6 – Docklands	Update of planning baseline and context. No likelihood of a significant effect.	No

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Likely significant effects?	Mitigation Required Yes / No
Inserts new Figure 13-6a excerpt - EastPoint and Environs, showing a potential framework.		
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 14: Land Use Zoning Amendment 19: Land-Use Zoning Z10 Inserts text that extends the requirements for Masterplans to be prepared to include North Road Finglas, Finglas Business Park at Tolka Valley Road and Greenmount Industrial Estate at Harold's Cross.	Any future masterplans would be subject to separate consideration and screenings for appropriate assessment and environmental assessments. No likelihood of a significant effect.	No
Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps Amendment: It is proposed to rezone lands identified on Table 1 below (<i>refer to Table 3.2 in this report or to the text of the Draft Variation</i>) which are currently zoned Employment / Enterprise uses (LUZ Objective Z6) to primarily residential and mixed uses. From: <u>Land Use Zoning Objective Z6</u>: 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), To: The relevant Proposed Land Use Zoning Objective(s) listed in Table 1 below, <u>Land Use Zoning Objective Z1</u>: 'To protect, provide and improve residential amenities' (Z1 Sustainable Residential Neighbourhoods), or <u>Land Use Zoning Objective Z10</u>: 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses), or <u>Land Use Zoning Objective Z14</u>: 'To seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the	See Amendments 20 to 26 below.	N/A

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Likely significant effects?	Mitigation Required Yes / No
predominant use' (Z14 Strategic Development and Regeneration Areas (SDRAs).		
Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps (refer to Appendix 8.1 of this report or text of Draft Variation for Maps also). Amendment 20: Rezone Lands Map Ref.: F1 From: <u>Land Use Zoning Objective Z6</u>: 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), To: <u>Land Use Zoning Objective Z14</u>: 'To seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use' (Z14 Strategic Development and Regeneration Areas (SDRAs).	Proposes rezoning from Z6 to Z14 to allow for regeneration of an area where residential would be the predominant use. Currently the area is developed as EastPoint Business Park. The area is coastal and interfaces with the River Tolka Estuary to the east with Dublin Bay to the north – areas designated as European sites (South Dublin Bay and River Tolka Estuary SPA) and proposed Natural Heritage Area (North Dublin Bay). The area adjoining the southern portal of the Dublin Tunnel and associated Toll facility. Realising the objective of the rezoning would result in significant redevelopment, including demolition, construction works and change in the nature of the area. Redevelopment would displace employment / enterprise development and provide for well-located residential development. The proposed rezoning screens in for Appropriate Assessment, because of the potential for significant effects on the European sites of Dublin Bay and the east coast Potential significant negative construction-phase environmental effects may arise via surface water and air quality impacts. Potential significant positive operation-phase environmental effects may arise via surface water and air quality impacts.	Yes
Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps (refer to Appendix 8.1 of this report or text of Draft Variation for Maps also). Amendment 21: Rezone Lands Map Ref.: F2 From: <u>Land Use Zoning Objective Z6</u>: 'To provide for the creation and protection of enterprise	Proposes rezoning from Z6 to Z14 to allow for regeneration of an area where residential would be the predominant use. Currently the area is primarily surface car parking / brownfield and of low townscape / visual quality. The area is bound by major road infrastructure to the south, east and north	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Likely significant effects?	Mitigation Required Yes / No
and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), To: <u>Land Use Zoning Objective Z14</u>: 'To seek the social, economic and physical development and/or regeneration of an area with mixed-use, of which residential would be the predominant use' (Z14 Strategic Development and Regeneration Areas (SDRAs)).	where it interfaces with the Toll facility for the Dublin Tunnel. Realising the objective of the rezoning would result in development, including some demolition, construction works and change in the nature of the area. Similar change to primarily residential use is an existing and emerging feature of the wider area. The proposed rezoning screens in for Appropriate Assessment, because of the potential for significant effects on the European sites of Dublin Bay and the east coast Potential significant negative construction-phase environmental effects may arise via surface water and air quality impacts. Potential significant positive operation-phase environmental effects may arise via surface water and air quality impacts.	
Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps (refer to Appendix 8.1 of this report or text of Draft Variation for Maps also). Amendment 22: Rezone Lands Map Ref.: A2 From: <u>Land Use Zoning Objective Z6</u>: 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), To: <u>Land Use Zoning Objective Z10</u>: 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses).	Proposes rezoning from Z6 to Z10 to allow for development of an area for sustainable inner suburban / city mixed-uses. Currently the area is developed as North Road Business Park. The dual carriageway R134 North Road defines the western boundary with residential lands to the east area and St Margaret's Road to the southeast. The northeastern portion of the lands adjoin the Fingal Council area. Adjoining lands within Fingal are zoned TC - Town and District Centre. Realising the objective of the rezoning would result in significant redevelopment, including demolition, construction works and change in the nature of the area. Redevelopment would displace employment / enterprise development and provide for well-located residential development. The proposed rezoning screens out for Appropriate Assessment, because there is no	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Likely significant effects?	Mitigation Required Yes / No
	possibility of a significant effect on any European site. See Table 3.5.	
Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps (refer to Appendix 8.1 of this report or text of Draft Variation for Maps also). Amendment 23: Rezone Lands Map Ref.: B7 From: <u>Land Use Zoning Objective Z6</u>: 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), To: <u>Land Use Zoning Objective Z1</u>: 'To protect, provide and improve residential amenities' (Z1 Sustainable Residential Neighbourhoods).	Proposes rezoning from Z6 to Z1 to allow for development of an area for residential / residential amenity. Currently the area is developed as low quality warehousing/office located within a predominantly residential area. There are no protected structures or architectural conservation areas on or adjoining the lands. Realising the objective of the rezoning would result in significant redevelopment, including demolition, construction works and change in the nature of the area. The proposed rezoning screens out for Appropriate Assessment, because there is no possibility of a significant effect on any European site. See Table 3.5.	Yes
Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps (refer to Appendix 8.1 of this report or text of Draft Variation for Maps also). Amendment 24: Rezone Lands Map Ref.: A6 From: <u>Land Use Zoning Objective Z6</u>: 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), To: <u>Land Use Zoning Objective Z10</u>: 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses).	Proposes rezoning from Z6 to Z10 to allow for development of an area for sustainable inner suburban / city mixed-uses. Currently the area is developed as Finglas Road Business Park. The area is enclosed by planting to the immediate south, east and north, with sport pitches to the west. Realising the objective of the rezoning would result in redevelopment, including demolition, construction works and change in the nature of the area. Redevelopment would displace employment / enterprise development and provide for well-located residential development. The proposed rezoning screens in for Appropriate Assessment, because of the	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Likely significant effects?	Mitigation Required Yes / No
	potential for significant effects on the European sites of Dublin Bay and the east coast Potential significant negative construction-phase environmental effects may arise via surface water and air quality impacts. Potential significant positive operation-phase environmental effects may arise via surface water and air quality impacts.	
Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps (refer to Appendix 8.1 of this report or text of Draft Variation for Maps also). Amendment 25: Rezone Lands Map Ref.: H1 From: <u>Land Use Zoning Objective Z6</u>: 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), To: <u>Land Use Zoning Objective Z10</u>: 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses).	Proposes rezoning from Z6 to Z10 to allow for development of an area for sustainable inner suburban / city mixed-uses. Currently the area is developed as Greenmount Industrial Estate. The area is enclosed by residential development to the immediate west, north and east and with facilities / lands associated with Our Lady's Hospice, Harold's Cross to the south. The Grand Canal corridor – a conservation area – is located to the north and a protected structure – a mill site (DU018-048) – is located in a developed area to the immediate southeast. The buffer area for the site overlaps the industrial estate. Realising the objective of the rezoning would result in significant redevelopment, including demolition, construction works and change in the nature of the area. Redevelopment would displace employment / enterprise development and provide for well-located residential development. The proposed rezoning screens out for Appropriate Assessment, because there is no possibility of a significant effect on any European site. See Table 3.5.	Yes
Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps (refer to Appendix 8.1 of this report or text of Draft Variation for Maps also). Amendment 26: Rezone Lands	Proposes rezoning from Z6 to Z10 to allow for development of an area for sustainable inner suburban / city mixed-uses.	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Likely significant effects?	Mitigation Required Yes / No
Map Ref.: E17 From: <u>Land Use Zoning Objective Z6</u>: 'To provide for the creation and protection of enterprise and facilitate opportunities for employment creation' (Z6 Employment/Enterprise), To: <u>Land Use Zoning Objective Z10</u>: 'To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses).	Currently the area is developed as poor quality warehousing with some surface carparking set within a developed urban context. There are no protected structures on the lands or the immediately adjoining lands, and the lands or immediately adjoining lands are not within a conservation or architectural conservation area. A number of protected structures are located in the wider surrounds, including east along Fumbally Lane Realising the objective of the rezoning would result in redevelopment, including demolition, construction works and change in the nature of the area. Redevelopment would displace employment / enterprise development and provide for well-located residential development. The proposed rezoning screens out for Appropriate Assessment, because there is no possibility of a significant effect on any European site. See Table 3.5.	

Table 3.5 Potential for significant effects on designated sites in the potential Zone of Influence

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
European sites within the potential Zone of Influence of the proposed Variation			
North Dublin Bay SAC, site code 000206	[1140] Mudflats and sandflats not covered by seawater at low tide [1210] Annual vegetation of drift lines [1310] Salicornia and other annuals colonising mud and sand [1330] Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) [1395] Petalwort (<i>Petalophyllum ralfsii</i>) [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) [2110] Embryonic shifting dunes [2120] Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)* [2190] Humid dune slacks According to this SAC's site Conservation Objectives document (Version 1, dated 6 November 2013), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. None of the seven selected sites contain any habitat that could conceivably be used as <i>ex-situ</i> feeding sites by any QI species associated with any SACs within the Zone of Influence. All of the sites are developed already, or brownfield. Of the seven sites there is a potential pathway to coastal sites associated with Dublin Bay from only three (A6 in Finglas, by virtue of the site's proximity to the River Tolka, and F1 and F2 at East Point, by virtue of their immediate proximity to the bay). There is no pathway from any of the other selected sites to any European sites. See Section 3.3.5. Although the presence of a pathway does not automatically mean there is potential for significant effects, based on the precautionary principle and the uncertainty of significant effects on the QIs of this European site arising as a result of this rezoning, further assessment is required.	YES
South Dublin Bay SAC, site code 000210	[1140] Mudflats and sandflats not covered by seawater at low tide	The sites selected for rezoning are scattered throughout the Dublin City Council Area.	YES

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
	The following habitats are listed as Qualifying Interests on the NPWS website, but are not included in the Conservation Objectives document: • [1210] Annual vegetation of drift lines • [1310] <i>Salicornia</i> and other annuals colonising mud and sand • [2110] Embryonic shifting dunes According to this SAC's site Conservation Objectives document (Version 1, dated 22 August 2013), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat for which the SAC has been selected.	Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. None of the seven selected sites contain any habitat that could conceivably be used as <i>ex-situ</i> feeding sites by any QI species associated with any SACs within the Zone of Influence. All of the sites are developed already, or brownfield. Of the seven sites there is a potential pathway to coastal sites associated with Dublin Bay from only three (A6 in Finglas, by virtue of the site's proximity to the River Tolka, and F1 and F2 at East Point, by virtue of their immediate proximity to the bay). There is no pathway from any of the other selected sites to any European sites. See Section 3.3.5. Although the presence of a pathway does not automatically mean there is potential for significant effects, based on the precautionary principle and the uncertainty of significant effects on the QIs of this European site arising as a result of this rezoning, further assessment is required.	
Rockabill to Dalkey Island SAC, site code 003000	• [1170] Reefs • [1351] Harbour Porpoise (<i>Phocoena phocoena</i>) ■ According to this SAC's site Conservation Objectives document (Version 1, dated 7 May 2013), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water,	YES

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
	Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.	groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. None of the seven selected sites contain any habitat that could conceivably be used as <i>ex-situ</i> feeding sites by any QI species associated with any SACs within the Zone of Influence. All of the sites are developed already, or brownfield. Of the seven sites there is a potential pathway to coastal sites associated with Dublin Bay from only three (A6 in Finglas, by virtue of the site's proximity to the River Tolka, and F1 and F2 at East Point, by virtue of their immediate proximity to the bay). There is no pathway from any of the other selected sites to any European sites. See Section 3.3.5. Although the presence of a pathway does not automatically mean there is potential for significant effects, based on the precautionary principle and the uncertainty of significant effects on the QIs of this European site arising as a result of this rezoning, further assessment is required.	
Baldoyle Bay SAC, site code 000199	• [1140] Mudflats and sandflats not covered by seawater at low tide • [1310] Salicornia and other annuals colonising mud and sand • [1330] Atlantic salt meadows (<i>Glaucopuccinellietalia maritimae</i>) • [1410] Mediterranean salt meadows (<i>Juncetalia maritimi</i>) ■ According to this SAC's site Conservation Objectives document (Version 1, dated 19 November 2012), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites.	No

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
	the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected.	However there is no pathway between any of the selected sites and this SAC. There is no possibility of significant effects.	
Howth Head SAC, site code 000202	[1230] Vegetated sea cliffs of the Atlantic and Baltic coasts [4030] European dry heaths ■ According to this SAC's site Conservation Objectives document (Version 1, dated 6 December 2016), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. However there is no pathway between any of the selected sites and this SAC. There is no possibility of significant effects.	No
Ireland's Eye SAC, site code 002193	[1220] Perennial vegetation of stony banks [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts ■ According to this SAC's site Conservation Objectives document (Version 1, dated 27 January 2017), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitat(s) for which the SAC has been selected.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. However there is no pathway between any of the selected sites and this SAC. There is no possibility of significant effects.	No

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
North Bull Island SPA (site code 004006)	■ A046 Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) ■ A048 Shelduck (<i>Tadorna tadorna</i>) ■ A052 Teal (<i>Anas crecca</i>) ■ A054 Pintail (<i>Anas acuta</i>) ■ A056 Shoveler (<i>Anas clypeata</i>) ■ A130 Oystercatcher (<i>Haematopus ostralegus</i>) ■ A140 Golden Plover (<i>Pluvialis apricaria</i>) ■ A141 Grey Plover (<i>Pluvialis squatarola</i>) ■ A143 Knot (<i>Calidris canutus</i>) ■ A144 Sanderling (<i>Calidris alba</i>) ■ A149 Dunlin (<i>Calidris alpina</i>) ■ A156 Black-tailed Godwit (<i>Limosa limosa</i>) ■ A157 Bar-tailed Godwit (<i>Limosa lapponica</i>) ■ A160 Curlew (<i>Numenius arquata</i>) ■ A162 Redshank (<i>Tringa totanus</i>) ■ A169 Turnstone (<i>Arenaria interpres</i>) ■ A179 Black-headed Gull (<i>Chroicocephalus ridibundus</i>) ■ A999 Wetland According to this SPA's site Conservation Objectives document (Version 1, dated 9 March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. None of the seven selected sites contain any habitat that could conceivably be used as <i>ex-situ</i> feeding sites by any SCI species associated with any SPAs within the Zone of Influence. All of the sites are developed already, or brownfield. Of the seven sites there is a potential pathway to coastal sites associated with Dublin Bay from only three (A6 in Finglas, by virtue of the site's proximity to the River Tolka, and F1 and F2 at East Point, by virtue of their immediate proximity to the bay). There is no pathway from any of the other selected sites to any European sites. See Section 3.3.5. Although the presence of a pathway does not automatically mean there is potential for significant effects, based on the precautionary principle and the uncertainty of significant effects on the SCIs of this European site arising as a result of this rezoning, further assessment is required.	Yes

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
North-West Irish Sea SPA, site code 004236	• [A065] Common Scoter (<i>Melanitta nigra</i>) • [A001] Red-throated Diver (<i>Gavia stellata</i>) • [A003] Great Northern Diver (<i>Gavia immer</i>) • [A009] Fulmar (<i>Fulmarus glacialis</i>) • [A013] Manx Shearwater (<i>Puffinus puffinus</i>) • [A018] Shag (<i>Phalacrocorax aristotelis</i>) • [A017] Cormorant (<i>Phalacrocorax carbo</i>) • [A862] Little Gull (<i>Hydrocoloeus minutus</i>) • [A188] Kittiwake (<i>Rissa tridactyla</i>) • [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) • [A182] Common Gull (<i>Larus canus</i>) • [A183] Lesser Black-backed Gull (<i>Larus fuscus</i>) • [A184] Herring Gull (<i>Larus argentatus</i>) • [A187] Great Black-backed Gull (<i>Larus marinus</i>) • [A195] Little Tern (<i>Sterna albifrons</i>) • [A192] Roseate Tern (<i>Sterna dougallii</i>) • [A193] Common Tern (<i>Sterna hirundo</i>) • [A194] Arctic Tern (<i>Sterna paradisaea</i>) • [A204] Puffin (<i>Fratercula arctica</i>) • [A200] Razorbill (<i>Alca torda</i>) • [A199] Guillemot (<i>Uria aalge</i>) According to this SPA's site Conservation Objectives document (Version 1, dated 19	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. None of the seven selected sites contain any habitat that could conceivably be used as <i>ex-situ</i> feeding sites by any SCI species associated with any SPAs within the Zone of Influence. All of the sites are developed already, or brownfield. Of the seven sites there is a potential pathway to coastal sites associated with Dublin Bay from only three (A6 in Finglas, by virtue of the site's proximity to the River Tolka, and F1 and F2 at East Point, by virtue of their immediate proximity to the bay). There is no pathway from any of the other selected sites to any European sites. See Section 3.3.5. Although the presence of a pathway does not automatically mean there is potential for significant effects, based on the precautionary principle and the uncertainty of significant effects on the SCIs of this European site arising as a result of this rezoning, further assessment is required.	Yes

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
	September 2023), for each of the listed SCIs, the Conservation Objective maintain or restore the favourable conservation condition of the species for which the SPA has been selected.		
South Dublin Bay and River Tolka Estuary SPA, site code 004024	• [A144] Sanderling (<i>Calidris alba</i>) • [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) • [A149] Dunlin (<i>Calidris alpina</i>) • [A162] Redshank (<i>Tringa totanus</i>) • [A179] Black-headed Gull (<i>Chroicocephalus ridibundus</i>) • [A143] Knot (<i>Calidris canutus</i>) • [A192] Roseate Tern (<i>Sterna dougallii</i>) • [A046] Light-bellied Brent Goose (<i>Branta bernicla hrota</i>) • [A141] Grey Plover (<i>Pluvialis squatarola</i>) • [A130] Oystercatcher (<i>Haematopus ostralegus</i>) • [A194] Arctic Tern (<i>Sterna paradisaea</i>) • [A193] Common Tern (<i>Sterna hirundo</i>) • [A137] Ringed Plover (<i>Charadrius hiaticula</i>) • [A999] Wetlands According to this SPA's site Conservation Objectives document (Version 1, dated 9 March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. None of the seven selected sites contain any habitat that could conceivably be used as <i>ex-situ</i> feeding sites by any SCI species associated with any SPAs within the Zone of Influence. All of the sites are developed already, or brownfield. Of the seven sites there is a potential pathway to coastal sites associated with Dublin Bay from only three (A6 in Finglas, by virtue of the site's proximity to the River Tolka, and F1 and F2 at East Point, by virtue of their immediate proximity to the bay). There is no pathway from any of the other selected sites to any European sites. See Section 3.3.5. Although the presence of a pathway does not automatically mean there is potential for significant effects, based on the precautionary principle and the uncertainty of significant effects on the SCIs of this European site arising as a result of this rezoning, further assessment is required.	Yes

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
Baldoyle Bay SPA, site code 004016	[A046] Brent Goose (<i>Branta bernicla hrota</i>) [A048] Shelduck (<i>Tadorna tadorna</i>) [A137] Ringed Plover (<i>Charadrius hiaticula</i>) [A140] Golden Plover (<i>Pluvialis apricaria</i>) [A141] Grey Plover (<i>Pluvialis squatarola</i>) [A157] Bar-tailed Godwit (<i>Limosa lapponica</i>) [A999] Wetlands According to this SPA's site Conservation Objectives document (Version 1, dated 27 February 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. However there is no pathway between any of the selected sites and this SPA. There is no possibility of significant effects.	No
Dalkey Islands SPA, site code 004172	[A192] Roseate tern (<i>Sterna dougallii</i>) [A193] Common tern (<i>Sterna hirundo</i>) [A194] Arctic tern (<i>Sterna paradisaea</i>) According to this SPA's site Conservation Objectives document (Version 1, dated 29 October 2024), for each of the listed SCIs, the Conservation Objective is to restore the favourable conservation condition of the species and wetland habitat for which the SPA has been selected.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites.	No

European Site (Site Code)	Reasons for designation (information correct as of March 2026) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link and potential effects	Likely Significant Effect? (If yes, the site is Screened In)
		However there is no pathway between any of the selected sites and this SPA. There is no possibility of significant effects.	
Howth Head Coast SPA, site code 004113	[A188] Kittiwake (<i>Rissa tridactyla</i>) According to this SPA's site Conservation Objectives document (Version 1, dated 29 October 2024), for the listed SCI, the Conservation Objective is to restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. However there is no pathway between any of the selected sites and this SPA. There is no possibility of significant effects.	No
Ireland's Eye SPA, site code 004117	[A017] Cormorant (<i>Phalacrocorax carbo</i>) [A184] Herring Gull (<i>Larus argentatus</i>) [A188] Kittiwake (<i>Rissa tridactyla</i>) [A199] Guillemot (<i>Uria aalge</i>) [A200] Razorbill (<i>Alca torda</i>) According to this SPA's site Conservation Objectives document (Version 1, dated 12 November 2024), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA.	The sites selected for rezoning are scattered throughout the Dublin City Council Area. Development works arising under Variation No.11 could have the potential to give rise to impacts on European sites, during construction or operation, via (<i>inter alia</i>) habitat loss/replacement (both temporary and permanent), increased risk of pollution of surface water, groundwater, air and, potential disturbance due to an increase in human activity in the vicinity of European sites. However there is no pathway between any of the selected sites and this SPA. There is no possibility of significant effects.	No

3.5 Screening of Proposed Amendments Post-Consultation

The Draft Variation, together with the SEA Environmental Report, Natura Impact Report (NIR) and Strategic Flood Risk Assessment were placed on public display between 31 March 2026 and 28 April 2026. 292 submissions / observations were received

3.5.1 Chief Executive's Report on the Submissions Received During the Public Consultation Process

The Draft Variation, together with the SEA Environmental Report, Natura Impact Report (NIR) and Strategic Flood Risk Assessment were placed on public display between 31 March 2026 and 28 April 2026. 292 submissions / observations were received. The Chief Executive's responses to submission are detailed within the Chief Executive's Report (Report No. 113/2026), May 2026.

The Chief Executive recommended 16 amendments to the Variation - related to flood risk and transport – as detailed in the CE's Report No. 113/2026. The recommended amendments are considered minor amendments and provide for clarification.

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 amendment will result in no likely significant effects on any European site, and Appropriate Assessment is not required.

Elected Members agreed these amendments at the Council meeting on 22nd June 2026 along with the proposed variation.

3.5.2 Chief Executive's Report on the Motions Received in response to the Public Consultation Process Report No. 148/2026

The Chief Executive of Dublin City Council prepared a report (June, 2026) to present the Chief Executive's response to the motions received from the Elected Members in response to the public consultation process carried out in respect of Proposed Variation No. 11 of the Dublin City Development Plan 2022-2028 (as set out in Report No. 113/2026 of the Chief Executive) and, where relevant, to make recommendations on amendments to the proposed Variation, as appropriate.

3.5.3 Recommendations for Amendments

Recommendations for amendments to the proposed Variation are shown by way of:

- Amendments are enclosed with brackets with the following format: {amendment}
- Deletions are enclosed with brackets with the following format: {deletion}
- Any Chief Executive's further amendments (in response to motions) are enclosed with brackets with the following format: {blue text}

Any minor graphical, mapping or typographical errors or discrepancies, including references to any plans, policy documents or supporting documentation that have been updated will be amended in the approved Variation and associated environmental assessments. Similarly, any changes or consequential amendments made that impact on figures or text will be reflected in the approved Variation and associated environmental assessments.

3.5.4 Chief Executive's (CE) Recommendations Report No. 148/2026

In view of the planning issues raised by Motion No.1, the CE recommends the provision of additional text to Amendment 13 as below. This is considered a minor clarifying amendment.

AMENDMENT 13

Chapter 2: Core Strategy

Section 2.7 Implementation

2.7.1 Plan Making Sub Section –Other Local Areas Plans/Village Improvement Plans (VIPs)

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Insert new Text into the first paragraph

In addition to the above priority list of LAPs to be progressed over the development plan period, it is proposed to prepare a number of other Local Area Plans and/or Village Improvement Plans (VIPs) as set out in Table 2-14 below, subject to resources.

{A framework plan is to be prioritised and prepared for the Santry area. Lands at Santry KUV and at Santry Industrial Estate in particular present a significant redevelopment and regeneration opportunity to provide new housing and to support the development of a sustainable extension to the existing KUV centre and community in Santry. The framework plan will, subject to an appropriate zoning and environmental considerations, identify the social and physical infrastructure requirements to support existing and new development and the wider Santry area.}

{This framework plan can also consider the wider social and community needs of the existing community including those related to any undeveloped residentially zoned lands in the wider local area such as at the Shanowen lands, that in addition to having the potential to meet local housing need, also have the potential to provide for future local social, community and cultural uses in the area under a Z1 residential zoning.}

It should be noted that in the absence of an LAP, developments will be considered through the development management process in accordance with the policies and objectives of the development plan. The preparation of {the other plans, see Table 2-14} (~~these plans~~) will be based on a prioritised selection procedure to be agreed during the implementation phase of the plan. Such prioritisation will be on the basis of:

- Areas that require economic, physical and social renewal.
- Development potential and ability to assist in the delivery of the core strategy.
- Need for regeneration within an area based on the Pobal Index of Deprivation.

3.5.5 Screening of the proposed amendment for Appropriate Assessment (AA)

The proposed amendment comprises additional text to an amendment contained in the proposed variation, which has been assessed in the Appropriate Assessment Screening Report and Natura Impact Report (NIR) for the proposed Variation. The proposed additional text is for clarification of the amendment and does not result in any changes to zonings or any new zonings.

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, the proposed amendment will result in no likely significant effects on any European site, and Appropriate Assessment is not required.

3.6 Screening of Proposed Amendments Pre-Adoption

Pursuant to Section 58 of the Planning and Development Act 2024, as amended, the Members of Dublin City Council resolved to adopt Variation No. 11 of the Dublin City Development Plan 2022-2028 at a Special City Council meeting on 22 June 2026.

The variation as adopted, included one further minor amendment.

The variation as adopted, included one further minor amendment, in which the blue text under Amendment 13 at Sub-section 3.5 of this report above was replaced in full by:

{This framework plan will also consider the wider social and community needs of the existing community including those related to any undeveloped residentially rezoned lands in the wider Santry area such as at the Shanowen lands, that in addition to having the potential to meet local housing need, also have the potential to provide for future local social, community, cultural and economic opportunities in the area under a Z1 residential zoning. The process of engagement is to start in the 2026 calendar year and the framework plan is to be completed within the lifetime of the current development plan, in consultation with the North Central and North West Area Committees.}

The proposed additional text is for clarification of the amendment and does not result in any changes to zonings or any new zonings. 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, the proposed amendment will result in no likely significant effects on any European site, and Appropriate Assessment is not required.

3.7 Screening for Appropriate Assessment - Summary

According to the draft Guidance published by the European Commission (*Managing Natura 2000 sites: The Provisions of Article 6 of the Habitats Directive 92/43/EEC*, 21st November 2018) the “integrity of a site” relates to the site’s conservation objectives. For example, it is possible that a plan or project will adversely affect the site only in a visual sense or only affect habitat types or species other than those listed in Annex I or Annex II. In such cases, the effects do not amount to an adverse effect for the purposes of Article 6(3). If none of the habitat types or species for which the site has been designated is significantly affected, then the site’s integrity cannot be considered to be adversely affected.

In addition, plans or projects or applications for developments which have “no appreciable effect” on the protected site are excluded from the requirement to proceed to appropriate assessment¹⁰ (Opinion of Advocate General Sharpston in *Sweetman*, para. 48).

¹⁰ <https://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX%3A62011CC0258>

In other words, if, following Screening, there is a possibility of there being a significant effect on a European site, this will generate the need for an appropriate assessment for the purposes of Article 6(3) of the Habitats Directive.

European sites with no connection/pathway to Draft Variation No. 11 area can be screened out (Appropriate Assessment Screening) and they do not need to be considered in this report. By virtue of the locations of the sites selected for rezoning, and the lack of potential pathways, of the thirteen (13) European sites listed in Table 3.1 and Table 3.4, a total of six (6) European sites within or adjacent to Dublin City screen in, and this results in a requirement for an appropriate assessment for the purposes of Article 6(3) of the Habitats Directive.

There is potential for significant effects (at least, the potential for significant effects cannot be excluded) as a result of:

- Habitat loss and/or fragmentation
- Impacts to habitat structure
- Disturbance to species of conservation concern
- Mortality to species (such as roadkill)
- Noise pollution
- Emissions to air
- Emissions to water

There is the possibility that the rezoning and subsequent development of three of the sites listed in Section 2 of this report could result in significant effects on 6 European sites specifically the following:

- **Site A6** – Lands at Finglas Business Park, Tolka Valley Road, Finglas
- **Site F1** – Lands at East Point Business Park, Dublin 3
- **Site F2** – Lands at East Wall Road, Dublin 3

Applying the precautionary principle therefore, and in accordance with Article 6(3) of the Habitats Directive, Stage 2 Appropriate Assessment is required, as the following European sites are screened in.

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

4 Stage 2: Appropriate Assessment

4.1 Introduction

As set out in Section 3.4 the rezoning and subsequent development of any of the sites listed in Section 2 of this report could result in significant effects on 6 European sites. Applying the precautionary principle therefore, and in accordance with Article 6(3) of the Habitats Directive, Stage 2 Appropriate Assessment is required.

At this stage it is necessary to determine whether any elements of Variation No. 11 would result in *significant adverse impacts on the integrity of any European site* with respect to the site's structure, function, and/or conservation objectives.

These potential adverse effects may arise either alone or in-combination with other plans or projects.

Variation No. 11 aims to maintain the supply of suitable residential zoned lands for development in accordance with the revised NPF and recommends to re-zone a limited quantity of lands not currently zoned for residential development. It will be driven by local, regional, national, European and International plans and policy.

Nevertheless, as set out in the preceding sections, there is the potential that the implementation of this Variation could lead to impacts on these European sites.

There is the possibility of reduction of habitat area or loss of habitat within 6 European sites in the Zone of Influence as a result of the rezoning of the sites. Any development works adjacent to watercourses (specifically the River Tolka) or the coast (specifically Dublin Bay) have the potential to cause habitat loss or a reduction in habitat / water quality, with indirect effects on the European sites themselves (but not *ex situ* impacts). Similarly works in close proximity to any European sites could lead to fragmentation (breakup) of habitats, resulting in impacts on site integrity or causing degradation to habitats associated with European sites.

There is the possibility of disturbance to key species arising as a result of the rezoning of the sites. The Qualifying Interests (QIs) and Special Conservation Interests (SCIs) of the European sites are sensitive to disturbance from noise, light, vibration and other construction activities including inappropriately timed works, as well as from human disturbance. Rivers and estuarine sites are prone to contamination risk due to surface water runoff during construction. Any works near or within these sensitive sites could lead to disturbance of these species.

There is the possibility of changes to key indicators of conservation value arising as a result of the implementation of Variation No.11. This could arise via surface water or groundwater pollution, siltation or other run-off to watercourses that could ultimately discharge to the European sites. Any pollution-related impacts on the QIs/SCIs of any European site could adversely affect the integrity of the sites.

4.2 Potential impacts from Draft Variation No.11, including in-combination effects

4.2.1 Is Variation No.11 necessary for the management of European sites?

As set out in the Habitats Directive (Article 6(3)), plans that are directly connected with or necessary to the management of a European site do not require Appropriate Assessment. Management in this context means management for nature conservation and the qualifying interests of the European site, specifically the conservation objectives – to maintain or restore the favourable conservation condition of the habitats and species for which the site has been selected.

While Variation No.11 has been developed with sustainability as a core element its purpose is to maintain the supply of suitable residential zoned lands for development, and it recommends the re-zoning of a limited quantity of lands not currently zoned for residential development within the county. Therefore, Variation No.11 is not considered to be directly connected with or necessary to the management of European designated sites.

4.2.2 Are there elements of Variation No.11 with potential to give rise to significant effects on European sites

Any development works located within the potential zone of influence of any of the 6 European sites screened in have the potential to give rise to impacts on European sites, via construction, habitat loss/replacement (both temporary and permanent), increased risk of pollution to surface water and/or groundwater and, potentially, disturbance due to an increase in human activity in the vicinity of European sites.

Variation No.11, once implemented, will provide for an increased supply for residential zoned lands and will align with the Government's overall revised National Planning Framework.

Despite its positive intent overall, Variation No.11 has the potential to give rise to effects on European sites within its zone of influence under the following scenarios:

- Any development works that could directly or indirectly affect water quality, flow and/or morphology and potentially affect the European sites, protected habitats and species.
- Any development works that could directly or indirectly increase risk of flooding and potentially affect the European sites, protected habitats and species.
- Any development works that could directly or indirectly affect groundwater quality or supply and potentially affect the European sites, protected habitats and species.
- Any risk of habitat loss, fragmentation or degradation to European sites or network supporting European sites, protected habitats and species.
- Any potential for a risk of direct or indirect disturbance to European site habitats and/or species, e.g. development along river corridors/coastal sites, noise disturbance due to construction, light pollution etc.
- Any development works that could risk a reduction in ecological connectivity between European sites and/or the ecological networks supporting them.
- Any development works that could risk a reduction in air quality or impact the existing noise or vibration environment.
- Any development works that could result in light pollution or have a visual impact.

- Any development works could result in an increase in quantum of water supply, wastewater and waste generated.
- Any development works that could result in risk of spread of invasive species.

4.2.3 Appraisal of Variation No.11 to the Dublin City Development Plan 2022-2028, as varied

The details of the Variation are set out in Section 2 of this report, and in the accompanying DCC Chief Executive's Report.

The rezoning of small areas of land in multiple sites across the city has the potential to result in adverse impacts on a total of 6 European sites, as set out in Section 3 of this report.

Where potential negative or uncertain effects on European sites have been identified appropriate mitigation has been provided. See **Section 4.4** of this Report.

4.2.4 Direct, indirect or secondary effects?

Potential adverse effects arising from residential development and associated infrastructure under Variation No.11 include land take, habitat destruction, disturbance effects, water pollution, light pollution, dust, and excessive noise.

None of the elements of Variation No.11 require any land take from any European site, and there are no resource requirements from any European site as a result of any of the actions contained therein.

Nevertheless, any pollution event could adversely affect the habitats and species listed as qualifying interests in any of the European sites, many of which rely on good water quality. Also, during construction works there is potential for an increase in run-off due to compaction of the soil which will in turn reduce the infiltration capacity and increase the rate and volume of surface water run-off. This can increase surface water run-off and sediment loading which has potential to impact the local drainage and in turn on the European sites.

Additionally, construction works have the potential for indirect impacts on European sites and their qualifying features of interest. Potential impacts include habitat degradation as well as disturbance to habitats, species and ecosystem dynamics due to changes in water quality, sedimentation, changes in nutrient load, pH, etc. In addition, there is a potential risk to flora and fauna arising from dust deposition, which in extreme cases can inhibit photosynthesis in plants and can increase turbidity in watercourses.

This is particularly the case where the lands proposed to be rezoned are close to the River Tolka (at Site A6 (Finglas) and East Point/East Wall (Sites F1 and F2).

Any pollution could adversely affect the habitats and species listed as QIs/SCIs in any of the European sites, many of which rely on good water quality. Also, during construction works there is potential for an increase in run-off due to compaction of the soil which will in turn reduce the infiltration capacity and increase the rate and volume of surface water run-off. This can increase surface water run-off and sediment loading which has potential to impact the local drainage and in turn on the European sites.

While there is no likelihood of significant impacts via loss of habitat used as *ex situ* feeding/foraging or roosting habitat, SCI bird species may be sensitive to disturbances arising as a result of any proposed development. Construction works have the potential for indirect impacts on European sites and their

qualifying features of interest. Potential impacts include habitat degradation as well as disturbance to habitats, species and ecosystem dynamics due to noise, vibration, air quality, and disturbance due to human activities. In addition there is a potential risk to flora and fauna arising from dust deposition, which in extreme cases can inhibit photosynthesis in plants and can increase turbidity in watercourses.

4.2.5 In-combination / Cumulative effects with other plans and programmes

It is a requirement of Article 6(3) of the Habitats Directive that when considering whether a plan or project will adversely affect the integrity of a European site the assessment must take into account in-combination effects with other current or reasonably foreseeable plans and projects.

If it can be clearly demonstrated that the plan or project will not result in any impact on the integrity of a European site then the plan or project should proceed without considering the in-combination test; further, if there are identified effects arising from the plan or project even if they are perceived as minor and not likely to have an impact on the integrity of a European site alone, then any such impacts must be considered 'in-combination' with the effects arising from other plans and projects.

The rezoning associated with Variation No.11 will be required to comply with the relevant international, national and regional policies, plans and programmes and also undertaken individual environmental assessments for Appropriate Assessment, Environmental Impact Assessment and any other relevant processes as appropriate.

The current Development Plan, as varied, sets out policies and objectives for land use, settlement strategy, sustainable development, biodiversity protection and enhancement, environmental protection, and management, cultural heritage, climate change, etc. for the study area. Other higher-level international, national and regional plans are integrated within the current Plan and have been assessed as such. Variation No.11 will comply with the provisions set within the current Plan which itself has been subject to standalone environmental assessment (SEA, NIR, etc.).

Table 4.1 below lists the relevant plans and programmes that have potential for in-combination/cumulative effects with Variation No.11.

Table 4.1 In-combination / cumulative effects with other plans and programmes

Plan, Programme etc.	Potential Cumulative effect	Likely Cumulative Effect
National Planning Framework (NPF) Project 2040 (First Revision April 2025) National Development Plan (NDP) 2021-2030 (<i>As part of Project Ireland 2040 the National Development Plan sets out the Government's over-arching investment strategy and budget for the period 2021-2030</i>) including the National Development Plan Review 2025	The SEA and AA processes carried out during the preparation of the National Planning Framework have ensured that the potential significant environmental impacts associated with implementation of the plan have been identified and that these impacts have been given appropriate consideration.	No
Regional Planning Guidelines for the Greater Dublin Area 2010-2022	The appropriate assessment undertaken for the Regional Planning Guidelines (RPG) concludes that subject to the mitigation proposed, there would be no adverse effects on the integrity of any European Sites as a result of the implementation of the RPG either individually or in combination with other plans or projects.	No
Regional Spatial and Economic Strategy (RSES) 2019-2031 for the Eastern Midland Regional Assembly (EMRA)	The SEA and AA processes carried out during the preparation of the RSES have ensured that the potential significant environmental impacts associated with implementation of the RSES have been identified and that these impacts have been given appropriate consideration.	No
National CFRAMS Programme Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study	Catchment-based Flood Risk Assessment and Management (CFRAM) Studies and their product – Flood Risk Management Plans (FRMPs) – are at the core of national policy for flood risk management and the strategy for its implementation. These studies are required by The Floods Directive [2007/60/EC], which is being implemented in Ireland through the European Communities (Assessment and Management of Flood Risks) Regulations 2010 [S.I.122/2010]. Each FRMP is accompanied by an associated SEA Environmental Report and Natura Impact Statement. The SEA and AA processes carried out during the preparation of the FRMP have ensured that the potential significant environmental impacts associated with implementation of the FRMP have been identified and that these impacts have been given appropriate consideration.	No

Plan, Programme etc.	Potential Cumulative effect	Likely Cumulative Effect
Greater Dublin Drainage Project	The Natura Impact Statement prepared for the Greater Dublin Drainage Project concludes that with the implementation of the mitigation measures the project will not result in direct, indirect or cumulative impacts which would have the potential to adversely affect the qualifying interests/special conservation interests of the Natura 2000 sites within the study area.	No
National 4 th Biodiversity Action Plan 2023-2030	The Biodiversity Action notes the requirements and purposes of AA and SEA and the vision of the plan to conserve and restored for the benefit of all sectors of society.	No
Transport Strategy for the Greater Dublin Area 2022-2042	The Natura Impact Statement prepared for the Transport Strategy for the Greater Dublin Area 2022-2042 concludes that with the implementation of the mitigation measures the Strategy will not result in direct, indirect or cumulative impacts which would have the potential to adversely affect the qualifying interests/special conservation interests of the Natura 2000 sites within the study area.	No
National Sustainable Mobility Policy (2022)	The policy sets a strategic framework to 2030 for active travel and public transport to support Ireland's overall requirement to achieve a 51% reduction in carbon emissions by the end of this decade. The projects which will be implemented as a result of this national policy will be subject to their individual environmental impact assessment and appropriate assessment processes (as appropriate) and hence there would be no potential adverse effects on the overall receiving environment.	No
River Basin Management Plan (RBMP) for Ireland 2022-2027 (Water Action Plan 2024)	The SEA and AA processes carried out during the preparation of the RBMP have ensured that the potential significant environmental impacts associated with implementation of the Plan have been identified and that these impacts have been given appropriate consideration.	No
County Development Plans (Fingal County Development Plan 2023-2029, Kildare County Development Plan 2023-2029, Westmeath County Development Plan 2021-2027, Longford County Development Plan 2021-2027, Cavan County Development Plan 2022-2028, Louth County Development Plan 2021-2027, Meath County Development Plan, 2021-	The County Development Plan (CDP) provides the principal planning strategy document for the development of a local authority area over the statutory time period of the plan. Each of the CDP with Zone of Influence of County Meath has been subject to appropriate assessment and it has been concluded that with the inclusion of mitigation measures which will prioritise the avoidance of effects, and will reliably mitigate these effects where they cannot be avoided, no likely significant effects to the ecological integrity of European sites are predicted following implementation of the CDP.	No

Plan, Programme etc.	Potential Cumulative effect	Likely Cumulative Effect
2027, Offaly County Development Plan 2021-2027, Monaghan County Development Plan 2019-2025)		

The assessment of in-combination / cumulative effects above focused on national, regional and local plans, programmes, strategy and policy documents that have the potential to affect the same European sites that could be affected by Variation No.11.

It concludes that the implementation of Variation No.11 will not result in direct, indirect or cumulative impacts which would have the potential to adversely affect the qualifying interests/special conservation interests of any European sites.

4.3 Conservation objectives, threats and vulnerabilities of the European Sites

A key aim of the Habitats Directive is to ‘*maintain or restore the favourable conservation status of habitats and species of community interest*’. Site-specific conservation objectives aim to define favourable conservation condition for particular habitats or species within a European site. In the case of European sites for which site-specific conservation objectives have not yet been prepared, generic conservation objectives have been provided by NPWS.

The integrity of a site is the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified.

Site specific conservation objectives for each of the 6 European sites under appraisal in the NIS have been published by NPWS.

For every listed SAC the conservation objectives are to maintain or restore the favourable conservation condition of each of the Qualifying Interests (habitats), as defined by the range of attributes and targets set out.

For every listed SPA the conservation objectives are to maintain or restore the favourable conservation condition of each of the Special Conservation Interests (the bird species and the wetland habitat), as defined by the range of attributes and targets set out.

4.4 Mitigation measures

The findings set out in **Section 4.2** of this Natura Impact Report confirm that, notwithstanding the positive intent and purpose of Variation No.11 in the provision of new zoned land for housing, if unmitigated, Variation No.11 has potential for adverse effects on the integrity of a total of 6 European sites.

Mitigation for these potential adverse effects will be achieved through the implementation of the detailed environmental protective policies and objectives as set out in the Dublin City Development

Plan 2022-2028, as varied. The Development Plan provides for sustainable planning and management control of all development in Dublin City – including any development or works deriving from the proposed rezonings.

The environmental protective policies and objectives of the Development Plan that specifically relate to European sites (and the protection of the habitats and species associated with European sites) are set out in **Table 4.2**. Other environmental protective policies and objectives that do not specifically relate to European sites (and the protection of the habitats and species associated with European sites), but which, through their implementation, will further ensure that there will be no adverse impacts on European sites (and biodiversity in general) are also set out in the table.

Table 4.2 Dublin City Development Plan 2022-2028, as varied

No.	Policy / Objective
SCV1 United Nations Sustainability Goals	It is the policy of Dublin City Council to contribute, via this Development Plan, towards achievement of the 17 Sustainable Development Goals of the United Nations' 2030 Agenda for Sustainable Development, as per link https://sdgs.un.org/goals .
CA1 National Climate Action Policy	To support the implementation of national objectives on climate change including the 'Climate Action Plan 2021: Securing Our Future' (including any subsequent updates to or replacement thereof), the 'National Adaptation Framework' 2018 and the 'National Energy and Climate Plan for Ireland 2021-2030' and other relevant policy and legislation.
CA2 Mitigation and Adaptation	To prioritise and implement measures to address climate change by way of both effective mitigation and adaptation responses in accordance with available guidance and best practice.
CAO3 Quantification of GHG	To support the Eastern and Midland Regional Assembly (EMRA) in identifying a robust method for quantifying the relative GHG impacts of alternative spatial planning policies as part of the European Union ESPON 'QGAsP' research programme.
CA3 Climate Resilient Settlement Patterns, Urban Forms and Mobility	To support the transition to a low carbon, climate resilient city by seeking sustainable settlement patterns, urban forms and mobility in accordance with the National Planning Framework 2018 and the Regional Spatial and Economic Strategy 2019.
CA4: Improving Mobility Links in Existing Areas	To support retrofitting of existing built-up areas with measures which will contribute to their meeting the objective of a low-carbon city, such as reopening closed walking and cycling links or providing new links between existing areas.
CA5 Climate Mitigation and Adaptation in Strategic Growth Areas	To ensure that all new development including in Strategic Development and Regeneration Areas integrate appropriate climate mitigation and adaptation measures. See also Section 15.4.3. Sustainability and Climate Action and Section 15.7.3 Climate Action and Energy Statement.
CA7 Energy Efficiency in Existing Buildings	To support high levels of energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro-fitting of appropriate energy efficiency measures in the existing building stock, and to actively retrofit Dublin Council housing stock to a B2 Building Energy Rating (BER) in line with the Government's Housing for All Plan retrofit targets for 2030.
CA8 Climate Mitigation Actions in the Built Environment	To require low carbon development in the city which will seek to reduce carbon dioxide emissions and which will meet the highest feasible environmental standards during construction and occupation see Section 15.7.1 when dealing with development proposals. New development should generally demonstrate/provide for:

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	a. building layout and design which maximises daylight, natural ventilation, active transport and public transport use; b. sustainable building/services/site design to maximise energy efficiency; c. sensitive energy efficiency improvements to existing buildings; d. energy efficiency, energy conservation, and the increased use of renewable energy in existing and new developments; e. on-site renewable energy infrastructure and renewable energy; f. minimising the generation of site and construction waste and maximising reuse or recycling; g. the use of construction materials that have low to zero embodied energy and CO2 emissions; and h. connection to (existing and planned) decentralised energy networks including the Dublin District Heating System where feasible.
CA9 Climate Adaptation Actions in the Built Environment	Development proposals must demonstrate sustainable, climate adaptation, circular design principles for new buildings/services/site. The Council will promote and support development which is resilient to climate change. This would include: a. measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect; b. ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings; c. minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS); d. reducing flood risk, damage to property from extreme events—residential, public and commercial; e. reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/drainage network, and energy supply; f. promoting, developing and protecting biodiversity, novel urban ecosystems and green infrastructure.
CA21 Sustainable Energy Communities	To support, encourage and facilitate the ongoing efforts and future development of Sustainable Energy Communities in Dublin City through the SEAI 'Sustainable Energy Communities' Initiative.
CA23 The Circular Economy	To support the shift towards the circular economy approach as set out in 'a Waste Action Plan for a Circular Economy 2020 to 2025, Ireland's National Waste Policy, as updated together with The Whole of Government Circular Economy Strategy 2022-2023. https://www.gov.ie/en/publication/b542d-whole-of-government-circular-economy-strategy-2022-2023-living-more-using-less/
CA24 Waste Management Plans for Construction & Demolition Projects	To have regard to existing Best Practice Guidance on Waste Management Plans for Construction and Demolition Projects as well as any future updates to these guidelines in order to ensure the consistent application of planning requirements.
CA26 Flood & Water Resource Resilience	To support, encourage and facilitate the delivery of soft, green and grey adaptation measures to enhance flood and water resource resilience in the

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	city and support the delivery of grey adaptation measures to enhance flood and water resource resilience where necessary.
CA29 Climate Action and Green Infrastructure	To protect, connect and expand the city's Green Infrastructure while optimising the climate change adaptation and mitigation services it provides.
CA30 Coastal Zone Management	To support, encourage and facilitate coastal zone management measures for adapting to climate change which include restoration of degraded ecosystems, increased flood resilience, water quality improvement, habitat conservation and provision of amenities for the residents and visitors of Dublin city.
SC13 Green Infrastructure	To recognise and promote Green Infrastructure and landscape as a key mechanism to address climate change and as an integral part of the form and structure of the city, including streets and public spaces.
SC19 High Quality Architecture	To promote development which positively contributes to the city's built and natural environment, promotes healthy placemaking and incorporates exemplar standards of high-quality, sustainable and inclusive urban design and architecture befitting the city's environment and heritage and its diverse range of locally distinctive neighbourhoods.
SC21 Architectural Design	To promote and facilitate innovation in architectural design to produce contemporary buildings which contribute to the city's character and which mitigates and is resilient to, the impacts of climate change.
SC22 Historical Architectural Character	To promote understanding of the city's historical architectural character to facilitate new development which is in harmony with the city's historical spaces and structures.
QHSN2 National Guidelines	To have regard to the DEHLG Guidelines on 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007), 'Sustainable Urban Housing: Design Standards for New Apartments' (2020), 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual: A Best Practice Guide' (2009), Housing Options for our Aging Population 2019, the Design Manual for Quality Housing (2022), the Design Manual for Urban Roads and Streets (DMURS) (2019) the Urban Development and Building Height Guidelines for Planning Authorities (2018) and the Affordable Housing Act 2021 including Part 2 Section 6 with regard to community land trusts and/or other appropriate mechanisms in the provision of dwellings.
QHSN9 Active Land Management	To promote residential development addressing any shortfall in housing provision through active land management, which will include land acquisition to assist regeneration and meet public housing needs, and a co-ordinated planned approach to developing appropriately zoned lands at key locations including regeneration areas, vacant sites and underutilised sites.
QHSN13 Healthy Dublin City Framework and the Healthy Ireland Framework 2019-2025	To support the Healthy Dublin City Framework and the Healthy Ireland Framework 2019-2025 in promoting a long-term vision of improving the physical and mental health and well-being of the population at all stages of life.
QHSN15 Dublin City Council's Integration Strategy 2021-2025	Having regard to the Migrant Integration Strategy 2017-2020 and any subsequent review, to support minority groups, including non-Irish nationals and Travellers in relation to their social, cultural and community needs in an integrated manner through the implementation of Dublin City Council's Integration Strategy 2021-2025 and promote active participation consistent with the objectives of the RSES.
QHSN16 Accessible Built Environment	To promote built environments and outdoor shared spaces which are accessible to all. New developments must be in accordance with the seven principles of Universal Design as advocated by the National Disability

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	Authority, Building For Everyone: A Universal Design Approach 2012 and consistent with obligations under Article 4 of the United Nations Convention on the Rights of People with Disabilities.
QHSN17 Sustainable Neighbourhoods	To promote sustainable neighbourhoods which cater to the needs of persons in all stages of their lifecycle, e.g. children, people of working age, older people, people living with dementia and people with disabilities.
QHSN18 Needs of an Ageing Population	To support the needs of an ageing population in the community with reference to housing, mobility and the public realm having regard to Age Friendly Ireland's 'Age Friendly Principles and Guidelines for the Planning Authority 2020', the Draft Dublin City Age Friendly Strategy 2020-2025 and Housing Options for our Aging Population 2020.
QHSN19 Youth Friendly City	To promote and support a youth friendly city including the delivery of facilities for children and young people, to include the delivery of youth targeted social, community and recreational infrastructure. To promote a built environment in the inner city, developing areas and Strategic Development Regeneration Areas which support the physical and emotional well-being of children and young people. To promote policies and objectives that have regard to the Children and Young People's Plans prepared by the Dublin City North and Dublin City South Children and Young People's Services Committees and any future DCC Youth Friendly City Strategy including any future youth homeless strategy.
QHSN22 Adaptable and Flexible Housing	To ensure that all new housing is designed in a way that is adaptable and flexible to the changing needs of the homeowner as set out in the Lifetime Homes Guidance contained in Section 5.2 of the Department of Environment, Heritage and Local Government 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007) and the Universal Design Guidelines for Homes in Ireland 2015.
QHSN25 Housing for People with Disabilities	To support access, for people with disabilities, to the appropriate range of housing and related support services, delivered in an integrated and sustainable manner, which facilitates equality of outcome, individual choice and independent living. To support the provision of specific purpose-built accommodation, including assisted/supported living units, lifetime housing, and adaptation of existing properties.
QHSN26 Dublin City Council's Strategic Plan for Housing People with a Disability 2016	To support and facilitate the implementation of Dublin City Council's Strategic Plan for Housing People with a Disability 2016 or any subsequent review.
QHSN27 Homeless Action Plan 2022 – 2024, a Framework for Dublin	To support the implementation of the Homeless Action Plan 2022 – 2024 a Framework for Dublin or any subsequent review and the Housing First National Implementation Plan 2022-2026 and support related initiatives to address homelessness.
QHSN31 Traveller Culture	To recognise and support the separate identity, culture, tradition and history of the Travelling people and to reduce the levels of disadvantage that Travellers experience.
QHSN32 Domestic Violence Refuges	To proactively facilitate and support Túsla, the Child and Family Agency, service providers and other relevant agencies in the provision of domestic violence refuges in the city and work towards the realisation of one refuge space for every 10,000 people, as per the recommendation of the Istanbul

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	Convention, particularly when initiating planning on larger regeneration lands.
QHSN33 Emergency Accommodation	To facilitate and support relevant agencies in the development of emergency accommodation that is socially inclusive, including hostels for homeless individuals of all genders. Applications for emergency temporary accommodation including applications made by public bodies will be requested to submit evidence to demonstrate that there is not an over-concentration of emergency accommodation within an area, including a map showing all such facilities within a 0.75km radius of the proposed location of the new facility.
QHSN34 Social, Affordable Purchase and Cost Rental Housing	To promote the provision of social, affordable purchase, cost rental and rental housing in accordance with the Council's Housing Strategy, Part V of the Planning and Development Act, as amended by the Affordable Housing Act 2021 and government policy as outlined in the DHPLG 'Social Housing Strategy 2020' and support the realisation of public housing.
QHSN37 Houses and Apartments	To ensure that new houses and apartments provide for the needs of family accommodation with a satisfactory level of residential amenity in accordance with the standards for residential accommodation.
QHSN50 Inclusive Social & Community Infrastructure	To support the development of social and community infrastructure that is inclusive and accessible in its design and provides for needs of persons with disabilities, older people, migrant communities and children and adults with additional needs including the sensory needs of the neurodiverse.
QHSN020 Corpus Christi Parochial Hall, Drumcondra	To protect and retain the Corpus Christi Parochial Hall as an important and necessary community amenity in Drumcondra.
CEE12 Transition to a Low Carbon, Climate Resilient City Economy	To support the transition to a low carbon, climate resilient city economy, as part of, and in tandem with, increased climate action mitigation and adaptation measures.
CCUVO8 Review of ACA / Areas of Special Planning Control	To review the Architectural Conservation Areas (ACAs) pertaining to the retail core so that they reflect the approach for Category 2 Streets with particular regard to complementary non-retail uses. To prepare / update Areas of Special Planning Control for the city as and where appropriate and necessary.
CCUV34 Moore Street Market	To recognise the unique importance of Moore Street Market to the history and culture of the city and to ensure its protection, renewal and enhancement in cooperation with the traders and taking account of the contents and relevant recommendations of the Moore Street Advisory Group Report, the OPW and other stakeholders including the response of the Minister for Heritage and Electoral Reform.
Chapter 1: Section 1.5 The following will apply to all plans	To ensure that plans, including land use plans, will only be adopted, if they either individually or in combination with existing and/or proposed plans or projects, will not have a significant effect on a European Site, or where such a plan is likely or might have such a significant effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the plan will not adversely affect the integrity of any European site, will the planning authority adopt the plan, incorporating any necessary mitigation measures. A plan which could

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	adversely affect the integrity of a European site may only be adopted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation. Plans will also be subject to screening for the requirement for environmental assessment, and to environmental assessment if required, in accordance with the provisions of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the SEA Directive) as transposed into national legislation.
Chapter 1: Section 1.5 The following will apply to all development proposals	To ensure that planning permission will only be granted for a development proposal that, either individually or in combination with existing and/or proposed plans or projects, will not have a significant effect on a European site(s), or where such a development proposal is likely or might have such a significant effect (either alone or in combination), the planning authority will, as required by law, carry out an appropriate assessment as per requirements of Article 6(3) of the Habitats Directive 92/43/EEC of the 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as transposed into Irish legislation. Only after having ascertained that the development proposal will not adversely affect the integrity of any European site, will the planning authority agree to the development and impose appropriate mitigation measures in the form of planning conditions. A development proposal which could adversely affect the integrity of a European site may only be permitted in exceptional circumstances, as provided for in Article 6(4) of the Habitats Directive as transposed into Irish legislation. Development proposals will also be subject to screening for the requirement for environmental impact assessment, and to environmental impact assessment if required, in accordance with the provisions of Directive 2011/52/EU on the assessment of the effects of certain public and private projects on the environment as amended by Directive 2014/52/EU (the EIA Directive) as transposed into national legislation.
SMT6 Mobility Management and Travel Planning	To promote best practice mobility management and travel planning through the requirement for proactive mobility strategies for new developments focussed on promoting and providing for active travel and public transport use while managing vehicular traffic and servicing activity.
SMT11 Pedestrian Network	To protect, improve and expand on the pedestrian network, linking key public buildings, shopping streets, public transport points and tourist and recreational attractions whilst ensuring accessibility for all, including people with mobility impairment and/or disabilities, older persons and people with children.
SI1 Support for Irish Water	To support and facilitate Irish Water in the provision of high quality drinking water, water conservation and drainage infrastructure and to promote the ongoing upgrade and expansion of water supply and wastewater services to meet the future needs of the city and the Region
SI2 Integrating Water Services with Development	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.
SI3 Separation of Foul and Surface Water Drainage Systems	To require all new development to provide separate foul and surface water drainage systems.
SI4 Drainage Infrastructure Design Standards	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).

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SI5 Safeguarding of Public Water Services Infrastructure	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.
SI6 Water Conservation	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.
SIO1 Commitment to Working in Partnership with Irish Water	To support Irish Water in the implementation of the Water Services Strategic Plan (2015) and National Water Resources Plan – Framework Plan (2021) for Ireland’s public water supplies and to work closely with Irish Water to facilitate the timely delivery of the public water services required to realise the Core Strategy growth targets of this plan in accordance with the Draft Water Services Guidelines for Planning Authorities (2018).
SI7 Water Quality Status	To promote and maintain the achievement of at least good status in all water bodies in the city.
SI9 Groundwater Pollution	To promote the progressive reduction of pollution of groundwater.
SI11 Managing Development Within and Adjacent to Camac River Corridor	To manage all development within and adjacent to the Camac River Corridor in a way that enhances the ecological functioning and water quality of the river and aligns with the principles for river restoration. All development shall provide for a minimum set-back distance of 10-25m from the top of the river bank depending on site characteristics. Large development sites in excess of 0.5ha should provide a minimum set-back of 25m from the top of the river bank where informed by a hydromorphological study.
SI12 River Restoration in Strategic Development and Regeneration Areas	To provide opportunities for enhanced river corridors in the following Strategic Development and Regeneration Areas (SDRAs) in order to harness significant opportunities for river restoration where feasible : ▪ SDRA 1 Clongriffin/ Belmayne and Environs ▪ SDRA 3 Finglas Village Environs and Jamestown Lands ▪ SDRA 4 Park West/Cherry Orchard ▪ SDRA 5 Naas Road ▪ SDRA 6 Docklands ▪ SDRA 7 Heuston and Environs ▪ SDRA 9 Emmet Road ▪ SDRA 10 North East Inner City ▪ SDRA 16 Oscar Traynor Road
SIO4 River Basin Management Plan	To implement the EU Water Framework Directive through the implementation of the appropriate River Basin Management Plan and Programme of Measures and individual river restoration strategies where available.
SIO6 Groundwater Protection	To protect ground water resources in Dublin city and to implement the recommendations contained in any Groundwater Protection Scheme prepared under EU Ground Water Directives.
SIO9 Planning for Surface Water Management	To undertake Surface Water Management Plans for each river catchment and as part of this, include a study of relevant zoned lands within the city in order to ensure that sufficient land is provided for nature-based surface water management, SuDS and green infrastructure.
SI13 Minimising Flood Risk	To minimise the flood risk in Dublin City from all other sources of flooding as far as is practicable, including fluvial, coastal, reservoirs and dams, the piped water system, and potential climate change impacts.

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SI14 Strategic Flood Risk Assessment	To implement and comply fully with the recommendations of the Strategic Flood Risk Assessment prepared as part of the Dublin City Development Plan 2022-2028, including all measures to mitigate identified climate change and flood risks, including those recommended under Part 3 (Specific Flood Risk Assessment) of the Justification Tests, and to have regard to the Flood Risk Management Guidelines (2009), as revised by Circular PL 2/2014, when assessing planning applications and in the preparation of statutory and non-statutory plans.
SI15 Site-Specific Flood Risk Assessment	All development proposals shall carry out, to an appropriate level of detail, a Site-Specific Flood Risk Assessment (SSFRA) that shall demonstrate compliance with: • The Planning System and Flood Risk Management, Guidelines for Planning Authorities, Department of the Environment, Community and Local Government (2009), as revised by Circular PL 2/2014 and any future amendments, and the Strategic Flood Risk Assessment (SFRA) as prepared by this Development Plan. • The application of the sequential approach, with avoidance of highly and less vulnerable development in areas at risk of flooding as a priority and / or the provision of water compatible development only. Where the Justification Test for Plan Making and Development Management have been passed, the SSFRA will address all potential sources of flood risk and will consider residual risks including climate change and those associated with existing flood defences. The SSFRA will include site-specific mitigation measures, flood-resilient design and construction, and any necessary management measures (the SFRA and Appendix B of the above mentioned national guidelines refer). Attention shall be given in the site-specific flood risk assessment to building design and creating a successful interface with the public realm through good design that addresses flood concerns but also maintains appealing functional streetscapes. Allowances for climate change shall be included in the SSFRA. • On lands where the Justification Test for Plan Making has been passed and where a small proportion of the land is at significant risk of flooding, the sequential approach to development will be applied, and development will be limited to Minor Development (Section 5.28 of the Planning System and Flood Risk Management Guidelines 2009) on the portion at significant risk of flooding. There will be a presumption against the granting of permission for highly or less vulnerable development which encroaches onto or results in the loss of the flood plain. Water compatible development only will be considered in such areas at risk of flooding which do not have existing development on them.
SI17 Catchment-Based Flood Risk Management Plans	To assist the OPW in implementing catchment-based Flood Risk Management Plans for rivers, coastlines and estuaries in the Dublin City area, including planned investment measures for managing and reducing flood risk, and have regard to their provisions / recommendations.
SI18 Protection of Flood Alleviation Infrastructure	To put in place adequate measures to protect the integrity of flood alleviation infrastructure in Dublin City and to ensure new developments or temporary removal of any flood alleviation asset does not increase flood risk, while ensuring that new flood alleviation infrastructure has due regard

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	to nature conservation, natural assets, open space and amenity values, as well as potential climate change impacts.
SI21 Managing Surface Water Flood Risk	To minimise flood risk arising from pluvial (surface water) flooding in the city by promoting the use of natural or nature-based flood risk management measures as a priority by requiring the use of sustainable drainage systems (SuDS) to minimise and limit the extent of hard surfacing and paving, and requiring the use of sustainable drainage techniques, where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risk and to deliver wider environmental and biodiversity benefits and climate adaption.
SIO10 OPW Flood Relief Maintenance	To support and facilitate the OPW in its duty to maintain flood relief schemes completed under the Arterial Drainage Acts, 1945-1995, including the schemes at River Dodder (Tidal), River Tolka, River Wad (Clanmoyle), South Campshires and Spencer Dock.
SI22 Sustainable Drainage Systems	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 and 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.
SI23 Green Blue Roofs	To require all new developments with roof areas in excess of 100 sq. metres to provide for a green blue roof designed in accordance with the requirements of Dublin City Council's Green and Blue Roof Guide (2021) which is summarised in Appendix 11.
SI24 Control of Paving of Private Driveways / Vehicular Entrances / Grassed Areas	To require that all surface water run-off from new / extended domestic driveways, repaired/ replacement driveways and vehicular entrances (where such development is not exempted from the requirement to obtain planning permission) is managed through the use of SuDS, ensuring no increase in surface water discharges to the public drainage network (for further guidance please refer to Appendices 5 and 12).
SI25 Surface Water Management	To require the preparation of a Surface Water Management Plan as part of all new developments in accordance with the requirements of Appendix 13 – the Council's Surface Water Management Guidance.
SI26 Taking in Charge of Private Drainage Infrastructure	To require that all new surface water infrastructure within public or private developments be constructed in accordance with the standards set out within the Greater Dublin Regional Code of Practice for Drainage Works, irrespective of the management and maintenance regime proposed for the development or whether or not the development is intended to be taken in charge, in full or in part (i.e. infrastructure shall be designed to taking in charge standards).
SIO13 New Surface Water Infrastructure	To provide for new and improved surface water public networks, including projects undertaken in conjunction with Irish Water where applicable / where required, in order to reduce pollution and negative impacts on receiving waters to allow for more sustainable development.
SI27 Sustainable Waste Management	To support the principles of the circular economy, good waste management and the implementation of best practice in relation to waste

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	management in order for Dublin City and the Region to become self-sufficient in terms of resource and waste management and to provide a waste management infrastructure that supports this objective. To support opportunities in the circular resource efficient economy in accordance with the National Policy Statement on Bioeconomy (2018).
SIO16 Eastern-Midlands Region Waste Management Plan	To support the implementation of the Eastern-Midlands Regional Waste Management Plan 2015–2021 and any subsequent plans in order to facilitate the transition from a waste management economy towards a circular economy.
SI32 Litter Management Plan	To support the implementation of the Dublin City Council Litter Management Plan 2020-2022 and subsequent plans through enforcement of the litter bye-laws, street cleaning and education and awareness campaigns.
SI33 Remediation of Contaminated Sites	That all potentially contaminated sites shall be remediated to internationally accepted standards prior to redevelopment. Any unearthed contaminants will require some form of remediation measures which may require a licence from the Environmental Protection Agency (EPA).
SIO19 Consultation with Regional Waste Management Office	To liaise with the Regional Waste Management Office when considering proposals for the development of brownfield sites that require the offsite disposal of contaminated waste.
SIO20 Managing Contamination Risk from Existing Infrastructure.	To proactively manage the contamination risks arising from existing infrastructure by encouraging the upgrading/ replacement of such infrastructure and the remediation of the affected sites, where appropriate.
SI34 Management of Air Quality	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.
SIO21 Air Quality Data Collection	To reduce harmful emissions and to achieve and maintain good air quality in the city by working with the Dublin local authorities and relevant agencies in the collection of local data through the Dublin City ambient air quality monitoring network.
SIO22 City Ambient Air Quality Monitoring Network	To maintain and manage a Dublin City ambient air quality monitoring network in conjunction with the EPA and to commit to make available to the public the resulting air quality measurements through the https://dublincityairandnoise.ie/ website in real time, where feasible.
SI35 Ambient Noise Quality	To seek to preserve and maintain noise quality in the city in accordance with good practice and relevant legislation.
SI36 Noise Management	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.
SI37 Noise Sensitive Development	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.
SI39 Protection of Designated Quiet Areas	To protect the designated Quiet Areas within the city from increased exposure to noise.
SI40 Dublin Airport Noise Zones and other Noise Plans	To take account of the Dublin Airport Local Area Plan (2020) and Noise Action Plan for Dublin Airport 2019-2023 as part of the development

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	management process in order to ensure the protection / prevention of noise sensitive uses within this zone whilst facilitating the continued operation of Dublin Airport; and to develop similar appropriate plans for areas adjacent to Dublin Port.
SI023 Dublin Agglomeration Environmental Noise Action Plan	To support the implementation of the Dublin Agglomeration Environmental Noise Action Plan 2018–2023 and subsequent plans in co-operation with the other Dublin local authorities.
SI024 Noise Monitoring and Enforcement	To support and facilitate the monitoring and enforcement by the environmental health department of noise reduction measures in areas experiencing excess noise.
SI42 Light Pollution	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.
SI44 COMAH Establishments / SEVESO	To have regard to the provisions of the SEVESO III Directive (2012/18/EU) relating to the control of major accident hazards involving dangerous substances and its objectives to prevent major accidents and limit the consequences of such accidents. Dublin City Council will have regard to the provisions of the Directive and recommendations of the HSA in the assessment of all planning applications located on, or impacted by, COMAH establishments in accordance with Guidance on Technical Land-use Planning Advice: for planning authorities and operators of COMAH establishments (2021).
SI51 Renewable Energy Use and Generation	To promote renewable energy generation, use and storage at appropriate locations within the built and natural environment to meet national objectives towards achieving a low carbon economy by 2050.
SI52 Poolbeg Peninsula Strategic Sustainable Infrastructure Hub	To support the development of the Poolbeg peninsula as a Sustainable Energy and Infrastructure Hub for Dublin with a strategic role in accommodating the city's critical hard infrastructure and to recognise the significant role that it plays in facilitating Dublin's transition to a low carbon and climate resilient city.
GI1 Green Infrastructure Assets	To identify and protect the integrity of the city's GI assets, as appropriate, and to enhance and expand the connectivity, multi-functionality, and accessibility of the city's green infrastructure network, while addressing gaps in the network.
GI6 New Development / New Growth Areas	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.
GI7 Connecting Greening Elements in Site Design	To avoid the fragmentation of green spaces in site design and to link green spaces /greening elements to existing adjacent green infrastructure / the public realm where feasible and to provide for ecological functions.
GIO3 Current and Future Greening Strategies	To expand the preparation and implementation of urban greening strategies, with particular focus on key streets in the city area between the Royal and Grand Canals. To support the implementation of the: 'Liberties Greening Strategy' (2015), the 'North East Inner City Greening Strategy' (2018) and the 'Stoneybatter Green Strategy' (2021) and to implement the greening strategies in the Council's Public Realm Strategies programme.
GIO5 Design Guide for Public Open Space	To implement the forthcoming Dublin City Council Parks, Public Open Space Design Guide.
GI9 European Union Natura 2000 Sites	To conserve, manage, protect and restore the favourable conservation condition of all qualifying interest/special conservation interests of all European sites designated, or proposed to be designated, under the EU

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	Birds and Habitats Directives, as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) (European / Natura 2000 sites).
GI10 Flora and Fauna Protected under National & European Legislation Located Outside Designated Areas	To adequately protect flora and fauna (under the EU Habitats and Birds Directives, the Wildlife Acts 1976 (as amended), 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), 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.
GI11 Proposed Natural Heritage Areas	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).
GI12 National and International Sites for Nature Conservation	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.
GI13 Areas of Ecological Importance for Protected Species	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.
GI14 Ecological / Wildlife Corridors	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 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.
GI15 Inland and Sea Fisheries	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.
GI16 Habitat Creation and New Development	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.
GI18 Minimise Impact – Light and Noise	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).

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GIO7 National Biodiversity Action Plan 2017-2021	To support the management targets for nature conservation sites set out in the National Biodiversity Action Plan 2017 (and as updated) and the objectives for local authorities to address threats to biodiversity.
GIO8 Dublin City Biodiversity Action Plan 2021 - 2025	To support the implementation of the 'Dublin City Biodiversity Action Plan 2021–2025' (or as updated), which sets out key themes and objectives for biodiversity conservation and restoration and measurable targets and actions, in partnership with all relevant stakeholders.
GIO9 Invasive Alien Species	To support measures to prevent the introduction of and to control the spread of invasive alien species in Dublin City in accordance with the European Communities (Birds and Natural Habitats) Regulations 2011 and EU Regulations 1143/2014 and to implement the targets and actions set out in the Dublin City Invasive Alien Species Action Plan 2016 – 2020 (or as updated).
GIO10 All Ireland Pollinator Plan 2021 - 2025	To have regard to the all-Ireland Pollinator Plan 2021 – 2025 in the management of the Council's open spaces, parks and roadside verges and to encourage the pollination of vacant, derelict and temporary sites through measures to protect and increase the populations of native wild bees and other pollinators.
GIO11 North Bull Island Nature Reserve Action Plan 2020 - 2025	To manage and maintain the North Bull Island National Nature Reserve (Recognition Order, 1988) in partnership with the National Parks and Wildlife Service and to support the implementation of the North Bull Island Nature Reserve Action Plan 2020-2025 for the implementation of Management Objectives.
GIO12 Geological Sites	To recognise the importance of City Geological Sites and to protect the character and integrity of these sites / features.
GIO13 Dublin City Habitat Map and Database	To protect and improve connectivity of habitats and to prevent habitat loss and fragmentation through urban land use change, development and management through the use of the Dublin City Habitat Map and Database (2020, and updates) to inform planning decisions.
GIO14 Further Nature Reserves	To liaise and work with and support the National Parks and Wildlife Service in the designation of additional nature reserves and Natural Heritage Areas, and in the identification of opportunities for nature development.
GI19 Protect and Enhance Landscapes	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.
GI20 Views and Prospects	To protect and enhance views and prospects which contribute to the appreciation of landscape and natural heritage.
GI21 Promote City Landscape	To promote the city landscapes, including rivers, canals, Dublin Mountains and Dublin Bay, as a major resource for the city and forming core areas of the green infrastructure network.
GI22 Managed Access	To provide managed access to landscape and amenity areas of Dublin City while ensuring their long-term protection and maintenance to limit degradation.
GI23 European Landscape Convention	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.
GIO15 National Landscape Strategy 2015-2025	To support and implement the objectives of the National Landscape Strategy 2015 – 2025 (and updates).
GIO16 Landscape Character Assessment	To prepare a Landscape Character Assessment (LCA) for Dublin City, during the lifetime of the plan in accordance with the National Landscape Strategy

No.	Policy / Objective
	2015 – 2025 and the forthcoming National Landscape Character Map and national guidance on local landscape character assessments.
GIO17 Views and Prospects Study	To undertake a 'Views and Prospects' study to identify and protect the key views and prospects of the city. Additional views and prospects may be identified through the development management process and local area plans.
GIO18 Landscape Conservation Areas Review	To investigate the suitability of designating St. Anne's Park as a Landscape Conservation Area and to prepare a review to examine the potential for other Landscape Conservation Areas as appropriate during the timeframe of the Development Plan.
GIO21 Protection and Connectivity of the Dublin Mountains with Dublin City	To support, as part of the Dublin Mountain Partnership, the proper planning and development measures for the protection and connectivity of the Dublin Mountains with Dublin City. To prepare and implement strategies for the conservation and enhancement of the landscape, visual amenity and biodiversity of the Dublin Mountains, in partnership with South Dublin County Council and Dun-Laoghaire Rathdown County Council.
GIO22 Dublin City Parks Strategy	To support the implementation of the Dublin City Parks Strategy 2019 or as updated.
GIO23 Manage /Protect/Enhance Parks	To continue to manage and protect and/or enhance the city's parks and public open spaces to meet the social, recreational, conservation and ecological needs of the city and to consider the development of appropriate complementary facilities which do not detract from the amenities of spaces.
GIO24 Public Open Space Audit	To support the preparation of a Public Open Space Audit for the City Centre Area.
GIO26 Management Plans	To implement Conservation Management Plans for St. Anne's Park, Merrion Square, Mountjoy Square, Palmerston Park, Herbert Park, Sandymount Green and Wolfe Tone Park and to prepare management plans for all designated flagship parks and Community Grade 1 and 2 Parks under the management of the City Council. It is an objective of the Council to support management plans for the St. Stephen's Green and the Irish National War Memorial Gardens.
GIO27 Phoenix Park Management Plan	To support the implementation of the Phoenix Park Management Plan by the Office of Public Works so as to protect and conserve the historic landscape of the Phoenix Park and its archaeological, architectural and natural heritage whilst facilitating visitor access, education and interpretation, facilitating the sustainable use of the park's resources for recreation and other appropriate activities, encouraging research and maintaining its sense of peace and tranquillity.
GI29 Protect Character of River Corridors	To protect, maintain, and enhance the watercourses and their river corridors in the city and to ensure that development does not cover or encroach upon rivers and their banks. To maintain natural river banks and restore them as part of any new development. The creation and/or enhancement of river corridors will be required and river restoration opportunities where possible will be supported to help improve water quality, and ecology, provide natural flood relief as well as providing amenity and leisure benefits.
GI30 Maintain and Improve Connectivity of Freshwater and Estuarine Habitats/ EU Birds & Habitats Directives	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.
GI31 Protect and Improve Ecological Status of Rivers	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

No.	Policy / Objective
under the EU Water Framework Directive	– 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).
GI32 Linear Parks and Recreational Use of Waterways Aspects	To develop linear parks, sustainable riverine access, walkways, cycleways and water focused recreational, sporting and tourism amenities which enhance appreciation of rivers in a manner that ensures that any adverse environmental effects are avoided and ecological enhancements, where appropriate, are employed to ensure a net biodiversity gain. Where lands along the waterways are in private ownership, it shall be policy in any development proposal to secure public access along the waterway
GI34 New Development and Public Open Space along River Corridors	To ensure that new development, in terms of siting and design, responds to the character, importance and setting of the city's rivers where the context allows, and to require public open space which is to be provided as part of new development, to supplement riparian buffer zones so as to support the attainment of 'good ecological status' or higher for water bodies, flood management, the conservation of biodiversity and ecosystem functions.
GIO33 Liffey Vale House Education Centre	To develop an accessible biodiversity and education centre at Liffey Vale House for education and interpretation of the River Liffey, its ecosystem, history and culture.
GIO34 Working with Agencies	To liaise and work with relevant State agencies responsible for the city's waterways, including Waterways Ireland, Inland Fisheries Ireland, the Environmental Protection Agency, the Office of Public Works (OPW), the Local Authority Waters Programme (LAWPRO), and Dublin Port Company.
GI35 General Protection of Coastal Zone	To protect and enhance the coast shoreline and marine environment as open space and valuable natural habitats.
GI37 Protection and Management of Dublin Bay	To ensure a co-ordinated approach to the protection of management of Dublin Bay with other State and Semi-State agencies through the Dublin Bay UNESCO Biosphere Partnership in line with its management plan for the sustainable development of Dublin Bay and the Lima Action Plan of the UNESCO MAB World Network of Biosphere Reserves.
GI38 Marine Pollution and MSF Directive	To support initiatives to reduce marine pollution in Dublin Bay in partnership with other organisations and to raise awareness by Bay users and the general public and also to have regard to the Marine Strategy Framework Directive (2008/56/EU).
GI39 Interpretation, Awareness and Public Engagement	To raise awareness of the international importance for nature conservation of Dublin Bay by improving information and interpretation of its biodiversity for recreational users and visitors. To increase public engagement and actions to conserve nature in line with the objectives of the UNESCO Biosphere Reserve.
GIO37 Bathing Beaches and Blue Flag Status	To ensure all bathing areas, including Dollymount and Sandymount, are maintained to a high standard and to protect and improve water quality and bathing facilities at designated and other monitored waters in order to bring them to designated bathing waters as far as is possible and/or 'Blue Flag' standard.
GIO39 Dublin Bay UNESCO Biosphere Conservation and Research Strategy	To support the Biosphere as an international centre of excellence for education, training and research and the implementation of the Dublin Bay UNESCO Biosphere Reserve Conservation and Research Strategy, 2016 – 2020 (and updates).
GIO40 National Marine Planning Framework	To comply with the policies and objectives of the National Marine Planning Framework as it relates to the city's coastal zone with respect to the planning and resource management of the marine area.

No.	Policy / Objective
GI41 Protect Existing Trees as Part of New Development	To protect existing trees as part of new development, particularly those that are of visual, biodiversity or amenity quality and significance. There will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment.
GI42 Tree Management	To adopt a pro-active and systematic good practice approach to tree management with the aim of promoting good tree health, condition, diversity, public amenity and a balanced age-profile and as per Dublin City Tree Strategy 2016.
GIO42 Trees as Wildlife Corridor or ‘Stepping Stones’	To protect trees, hedgerows or groups of trees which function as wildlife corridors or ‘stepping stones’ in accordance with Article 10 of the EU Habitats Directive.
GIO43 Urban Tree Canopy Plan	To support the preparation of an Urban Tree Canopy Plan for the City Centre Area and Inner City in the lifetime of this plan. To increase the tree canopy cover to a minimum of 10% in all areas with an emphasis in increasing the tree canopy cover in areas where there is a deficit, and a minimum of 5% each year in the city centre (a minimum of 5% per year over 6 years = a minimum of 30% over the life time of the plan).
GI45 National Physical Activity Plan 2016	To improve the health and well-being of communities by increasing access to participation in sports, recreation and healthy activity in line with the National Physical Activity Plan 2016, the Healthy Ireland Framework 2019 – 2025 and the Sport Ireland Participation Plan 2021 – 2024.
GI49 Protection of Existing and Established Sport and Recreational Facilities	To protect existing and established sport and recreation facilities, including pitches, unless there is clear evidence that there is no long term need for the facility; unless the loss would be replaced by equivalent or better provision in terms of quantity or quality in an accessible and suitable location; or the development is for alternative sports and recreational provision, or required to meet other open space deficiencies, the benefits of which would clearly outweigh the loss of the former or current use.
GI50 Fenced Playing Pitches on Existing Open Space	To protect public open space and to generally restrict the development of fenced playing pitches on existing open space areas where it would exclude the use of the open space for other amenity related purposes when matches are not in progress.
GI51 Children’s Playing Facilities - General	To seek the provision of children’s playing facilities that encompasses local and public places and spaces for play that are accessible and inclusive for children and young people of all ages, abilities and socio-economic backgrounds.
GI52 Children’s Playing Facilities in New Residential and Mixed Developments	To seek the provision of children’s playing facilities in new residential developments and mixed developments with a residential element. To provide playgrounds to an appropriate standard of amenity, safety, and accessibility and to create safe and accessible places for socialising and informal play.
GIO45 Active Cities Project	To support the work of the Dublin City Sports & Wellbeing Partnership and the Dublin Active Cities Project in creating, maintaining and increasing the numbers of people, of all ages, gender and ability, participating in sport and physical activity in the city.
GIO49 Dublin City Play Strategy ‘Pollinating Play’ 2021	To support the implementation of the Dublin City Play Strategy ‘Pollinating Play’ 2021 – 2025 which aims to provide inclusive and accessible play opportunities for children and young people and the integration of play provision and child friendly neighbourhoods.
GIO50 Play Friendly Communities	To support and encourage the development of play-friendly communities that provide time and space and permission for ‘everyday street play’, opportunities and experiences and play in urban public space.

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BHA1 Record of Protected Structures	(a) To include those structures that are considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures, and to remove those structures where protection is no longer warranted. (b) To maintain and review the RPS whilst having regard to recommendations for additions to the RPS made by the Minister under Section 53 of the Planning and Development Act, 2000 (as amended).
BHA2 Development of Protected Structures	That development will conserve and enhance protected structures and their curtilage and will: (a) Ensure that any development proposals to Protected Structures, their curtilage and setting shall have regard to the 'Architectural Heritage Protection Guidelines for Planning Authorities' 2011 published by the Department of Culture, Heritage and the Gaeltacht. (b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance. (c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation. (d) Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials. (e) Ensure that the form and structural integrity of the Protected Structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the Protected Structure. (f) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials. (g) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the Protected Structure. (h) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features. (i) Ensure historic landscapes, gardens and trees (in good condition) associated with Protected Structures are protected from inappropriate development. Have regard to ecological considerations for example, protection of species such as bats.
BHA3 Loss of Protected Structures	That the City Council will resist the total or substantial loss of protected structures in all but exceptional circumstances.
BHA01 Buildings-at-Risk Register	To continue to maintain and proactively manage the Buildings-at-Risk Register of Protected Structures that are considered to be endangered or have the potential to become endangered through neglect, decay, damage and harm.

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BHA7 Architectural Conservation Areas	(a) To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting wherever possible. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City. (b) Ensure that all development proposals within an ACA contribute positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA. (c) Ensure that any new development or alteration of a building within an ACA or immediately adjoining an ACA is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged. (d) Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture. (e) Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA. (f) Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within Conservation Areas. All trees which contribute to the character and appearance of an Architectural Conservation Area, in the public realm, will be safeguarded, except where the tree is a threat to public safety, prevents universal access or requires removal to protect other specimens from disease.
BHA02 Designation of ACAs	To identify and designate further ACAs, within the identified priority areas in accordance with the Architectural Heritage Protection Guidelines, (2011).

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BHA9 Conservation Areas	To protect the special interest and character of all Dublin's Conservation Areas – identified under Z8 and Z2 zoning objectives and denoted by red line conservation hatching on the zoning maps. Development within or affecting a conservation area must contribute positively to its character and distinctiveness and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible. Enhancement opportunities may include: 1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting. 2. Re-instatement of missing architectural detail or important features. 3. Improvement of open spaces and the wider public realm and reinstatement of historic routes and characteristic plot patterns. 4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area. 5. The repair and retention of shop and pub fronts of architectural interest. 6. Retention of buildings and features that contribute to the overall character and integrity of the conservation area. 7. The return of buildings to residential use. Changes of use will be acceptable where in compliance with the zoning objectives and where they make a positive contribution to the character, function and appearance of the Conservation Areas and its setting. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability.
BHA11 Rehabilitation and Reuse of Existing Older Buildings	(a) To retain, where appropriate, and encourage the rehabilitation and suitable adaptive reuse of existing older buildings/structures/features, which make a positive contribution to the character and appearance of the area and streetscape in preference to their demolition and redevelopment. (b) Encourage the retention and/or reinstatement of original fabric of our historic building stock such as windows, doors, roof coverings, shopfronts (including signage and associated features), pub fronts and other significant features. (c) Ensure that appropriate materials are used to carry out any repairs to the historic fabric.
BHA12 Industrial, Military and Maritime, Canal-side and Rural Heritage	To promote the awareness of Dublin's industrial, military and maritime, canal-side (including lock-keepers' dwellings locks and graving docks), rail and rural (vernacular) heritage.
BHA13 Maritime Heritage and Maritime Villages	To support maritime heritage in built form, to foster initiatives that give expression to the maritime heritage of Dublin City, (including trails, features and public realm design) and to promote and develop the character and heritage of coastal and maritime villages.
BHA15 Twentieth Century Buildings and Structures	(a) To encourage the appropriate development of exemplar twentieth century buildings and structures to ensure their character is not compromised. (b) To encourage the retention and reinstatement of internal and external features that contribute to the character of exemplar twentieth century buildings, such as roofscapes, boundary treatments, fenestration pattern, materials, and other features, fixtures and fittings (including furniture and art work) considered worthy of retention.

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BHA06 Twentieth Century Buildings, Structures and the RPS	To identify and protect exemplar buildings of the twentieth century; to categorise, prioritise, and, where appropriate, add to the Record of Protected Structures (RPS); to produce guidelines and offer advice for protection and appropriate refurbishment of such structures.
BHA16 Industrial Heritage	To have regard to the City's industrial heritage and Dublin City Industrial Heritage Record (DCIHR) in the preparation of Local Area Plans and the assessment of planning applications. To review the DCHIR in accordance with Ministerial Recommendations arising from the National Inventory of Architectural Heritage (NIAH) survey of Dublin City.
BHA17 Industrial Heritage of Waterways, Canals and Rivers	To support and promote a strategy for the protection and restoration of the industrial heritage of the City's waterways, canals and rivers, including retaining features such as walls, weirs, millraces and the graving dock structures at Ringsend.
BHA08 Industrial Heritage and the RPS	To identify and protect further sites of industrial heritage; to categorise, prioritise and where, appropriate, add to the RPS.
BHA18 Historic Ground Surfaces, Street Furniture and Public Realm	(a) To protect, conserve and retain in situ historic elements of significance in the public realm including milestones, jostle stones, city ward stones, bollards, coal hole covers, gratings, boot scrapers, cast iron basement lights, street skylights and prisms, water troughs, street furniture, post boxes, lampposts, railings and historic ground surfaces including stone kerbs, pavement flags and setts and to promote conservation best practice and high standards for design, materials and workmanship in public realm improvements within areas of historic character, having regard to the national Advice Series on 'Paving: The Conservation of Historic Ground Surfaces' (2015). (b) To maintain schedules of stone setts, historic kerbing and historic pavers/flags, and associated features in the public realm, to be protected, conserved or reintroduced (Appendix 6) and to update and review these schedules during the period of this plan.
BHA19 Historic Street Furniture and the RPS	To maintain a schedule of features in the public realm identified for protection in Appendix 6 whilst also having regard to recommendations for additions to the RPS made by the Minister for such structures under Section 53 of the Planning and Development Act, 2000 (as amended).
BHA22 Upgrading Environmental Performance	To ensure a sustainable future for historic and other buildings subject to heritage protection, the City Council will encourage and support works to upgrade the environmental performance of the existing building stock that incorporates good standards of design and appearance. Where these works involve historic buildings subject to protection (this includes buildings referenced on the Record of Protected Structures and non-protected structures in an Architectural Conservation Area), the works shall not adversely affect the special interest of the structure and thus a sensitive approach will be required, taking into account: ▪ The significance of the structure, and ▪ The extent of intervention, including impact on historic fabric, the technical requirements of a traditionally constructed building, visibility, siting and design. The installation of renewable energy measures and equipment will be acceptable where sited and designed to minimise the visual impact and does not result in any significant loss of historic fabric or otherwise affect the significance of the structure.
BHA23 Climate Action	To co-operate with other agencies in the investigation of climate change on the fabric of historic buildings and to enhance adaptive capacity,

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	strengthen resilience and reduce the vulnerability of heritage in line with the National Climate Change Sectoral Adaptation Plan for Built and Archaeological Heritage. (2020)
BHA09 Community Monuments Fund	To support the implementation of the Community Monuments Fund in order to ensure the monitoring and adaptation of archaeological monuments and mitigate against damage caused by climate change.
BHA24 Reuse and Refurbishment of Historic Buildings	Dublin City Council will positively encourage and facilitate the careful refurbishment of the historic built environment for sustainable and economically viable uses and support the implementation of the National Policy on Architecture as it relates to historic buildings, streetscapes, towns and villages, by ensuring the delivery of high quality architecture and quality place-making and by demonstrating best practice in the care and maintenance of historic properties in public ownership.
BHA26 Archaeological Heritage	1) To protect and preserve Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994 which have been identified in the Record of Monuments and Places and the Historic Environment Viewer (www.archaeology.ie) and all wrecks over 100 years old including those in the Shipwreck Inventory of Ireland 2) To protect archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed, by way of re-use of standing buildings, the construction of light buildings, low impact foundation design, or the omission of basements (except in exceptional circumstances) in the Monuments and Places listed on the statutory Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994. 3) To seek the preservation in situ (or where this is not possible or appropriate, as a minimum, preservation by record) of all archaeological monuments included in the Record of Monuments and Places, all wrecks and associated objects over 100 years old and of previously unknown sites, features and objects of archaeological interest that become revealed through development activity. In respect of decision making on development proposals affecting sites listed in the Record of Monuments and Places, the Council will have regard to the advice and/or recommendations of the Department of Housing, Heritage and Local Government. 4) Development proposals within the Record of Monuments and Places (RMP) as established under Section 12 of the National Monuments (Amendment) Act 1994, Notification of sites over 0.5 hectares size with potential underwater impacts and of sites listed in the Dublin City Industrial Heritage Record, will be subject to consultation with the City Archaeologist and archaeological assessment prior to a planning application being lodged. 5) To preserve known burial grounds and disused historic graveyards. Where disturbance of ancient or historic human remains is unavoidable, they will be excavated according to best archaeological practice and reburied or permanently curated. 6) Preserve the character, setting and amenity of upstanding and below ground town wall defences. 7) Development proposals in marine, lacustrine and riverine environments and areas of reclaimed land shall have regard to the Shipwreck Inventory maintained by the Department of Housing,

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	Local Government and Heritage and be subject to an appropriate level of archaeological assessment. 8) To have regard to national policy documents and guidelines relating to archaeology and to best practice guidance published by the Heritage Council, the Institute of Archaeologists of Ireland and Transport Infrastructure Ireland.
BHAO10 Conservation Plans	To prepare and implement conservation plans for National Monuments and Recorded Monuments in Dublin City Council ownership.
BHAO11 Dublin City Archaeological Archive	To maintain, develop and promote the Dublin City Archaeological Archive (DCAA) at Pearse Street Library and Archives.
BHAO13 Management Plan	To develop a long-term management plan to promote the conservation, management and interpretation of archaeological sites and monuments and to identify areas for strategic research.
BHAO16 City Wall and City Defences	To continue to preserve, and enhance the surviving section of the City Wall and City Defences- a National Monument, according to the recommendations of the City Walls Conservation Plan (2005)-with reference to the National Policy on Town Defences (2008).
BHAO19 Built Heritage and Archaeology	To provide for the protection, preservation and promotion of the built heritage, including architectural heritage, archaeological heritage and underwater heritage and support the in situ presentation and interpretation of archaeological finds within new developments.
BHA27 Dublin City Heritage Plan	To implement the current Dublin City Heritage Plan and to support the preparation and implementation of the Dublin City Strategic Heritage Plan 2022-2028.
BHA28 Historic Place and Street Names	To preserve historic place and street and development names and ensure that new street and development names reflect appropriate local archaeological, historical or cultural associations.
BHA32 Water Related Heritage Strategies	To support the creation and implementation of water-related heritage strategies in partnership with restoration and enhancement of river and canal corridors within the City.
CU1 Shared Vision for Culture	To lead and support the development of a shared vision for culture in the city in collaboration with cultural institutions and other cultural bodies in recognition of their key role and contribution to the cultural life of the City.
CU3 Dublin UNESCO City of Literature	To promote the vision of Dublin UNESCO City of Literature as a “City of Words”, and to support investment in expanded and upgraded cultural infrastructure that supports this vision.
CUO17 Variety and Diversity of Retail of Temple Bar	To seek to protect the variety and diversity of retail of Temple Bar which gives this hub its distinctive character.
CUO18 Temple Bar as a Mixed Use Cultural Quarter	To seek to maintain the role of Temple Bar as a mixed use cultural quarter and avoid the concentration of particular uses and retail facilities which would re-inforce particular activities in the area to the detriment of the cultural, residential and social functions of the area. There will be a presumption against further expansion of floor space for licenced premises, or the sale of food or alcohol for consumption off the premises, and any application will have to demonstrate how such expansion will not have a detrimental impact on the character of the area. Any further expansion of restaurant floor space will be assessment on a case by case basis and will also be required to demonstrate how such an expansion will not have a detrimental impact of the area.
CU13 Protection of Cultural Uses	To protect cultural uses within the City that have been negatively impacted by the Covid pandemic and seek to preserve such spaces so they are not lost to the city as a result of the economic impact of the extended closure during the pandemic.

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CU18 Music as a Key Cultural Asset	To support music as a key cultural asset of Dublin City and seek the retention and expansion of venues and facilities that allow for expression and experience of music in a wide variety of forms to enhance the cultural life of the city.
CU23 Performance and Entertainment Spaces	To protect and support Dublin city's cultural assets by facilitating the enhancement and/or growth of existing cultural spaces, including performance and entertainment spaces, while protecting the existing amenities of an area.
CUO38 Noise Impacts *See also Policy CCUV36	All applications for short or longer term residential proposals (including hotels) that seek permission adjacent to established late night uses such as nightclubs/music venues/public houses/comedy clubs, shall be required to demonstrate in their application, how, firstly through the use of good design and layout; and secondly, through increased sound insulation; they have ensured their development will not cause negative impacts on the adjoining uses in the future. *See also Policy CCUV36
CUO40 Victorian and Edwardian Public Houses	To protect Dublin's unique heritage of Victorian and Edwardian public houses as a central part of the city's cultural offer, and resist changes of use that would result in the loss of such premises from their traditional role where they are open to public use.
CU25 Libraries	Support the expansion and growth of libraries as key community and cultural assets within communities; including in providing key spaces for communities to use for cultural and arts events, music, classes, history and experiences and services for people experiencing unemployment including job seeking skills and online learning and training.
CUO44 Cultural & Artistic Space Audit	To aim to undertake during the life of the development plan, an audit and implementation plan for each Electoral Area of the Council to assess the current and future needs with regards to cultural and artistic spaces, (including music) and to set a series of actions, policy tools and initiatives to address identified shortfalls.
CUO46 Inclusivity	To support greater inclusivity as part of the cultural experience and to support adaptation to existing facilities to address existing shortcomings. To support initiatives and investments in arts and cultural spaces that aim to promote increased cultural engagement for minority groups, people with disabilities, young people, socially excluded, members of the Travelling community and LGBTQ+ community members.
CUO47 Accessibility	To encourage people of all abilities and ages including wheelchair users to take part fully in the city's culture as consumers, creators, artists and workers by supporting a high standard of accessibility in new and existing cultural assets.
CUO48 Multilingualism Community Infrastructure	To promote the development and provision of multilingualism community infrastructure across the city and to provide for the needs of groups promoting multilingualism within communities.
CU26 Irish Language	To continue supporting Gaeilge as part of our identity and as a living language within the City and to promote Irish language and culture through policy and actions.
CU27 Traditional Arts	To support the traditional arts within the City including music, dance and sports and to support key language and cultural investment projects in the City. DCC supports the UNESCO recognition sought for Irish cultural heritage elements, including hurling, harping and piping which have already achieved protection.
CUO49 Dublin Gaeltacht	To support the promotion of the Irish language and support initiatives to establish Irish language network areas/ "Dublin Gaeltacht" in Dublin; and the implementation of Dublin City Council's initiative Baile Átha Cliath le

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	Gaeilge to increase the opportunities and space for people to use and learn.
CUO50 Irish Medium Education	To continue to engage with Department of Education and Skills to support the growth in Irish medium education and to work with Department in providing facilities to meet demand within the city.
CUO52 Key Venues & Cultural Facilities	To protect important key venues and cultural facilities (both public and private) within the city that give space for the expression of traditional music, song and dance. Where proposals for redevelopment of such spaces are made, the applicant will be required to address how these uses will be accommodated.
CUO55 Dublin City Language and Cultural Hub	To promote and support the development of a flagship Dublin City Language and Cultural Hub on Harcourt Street as outlined in the National Development Plan 2021-30 and Project Ireland 2040.
CUO59 Commemorative Art and Monuments	When commissioning commemorative art or monuments that consideration is given to increasing the representation of women and minorities.
SDRAO1	To support the ongoing redevelopment and regeneration of the SDRA's in accordance with the guiding principles and associated map; the qualitative and quantitative development management standards set out in Chapter 15; and in line with the following overarching principles: Architectural Design and Urban Design: All development within the SDRAs must be of the highest architectural quality and adhere to the key architectural and urban design principles set out in Chapter 15 in order to create long term, viable and sustainable communities aligned with the principles of the 15- minute city. Phasing: Large scale development proposals should be developed in accordance with agreed phasing plans to ensure that adequate social and physical infrastructure is delivered in tandem with development. Access and Permeability: Development proposals should ensure adequate permeability and connectivity to surrounding neighbourhoods and public transport infrastructure through the provision of high quality, accessible public realm and high-quality walking and cycling infrastructure. Access and layout should accord with the principles of DMURS. Height: Guiding principles regarding height are set out for each SDRA. Where development adjoins lower scaled residential communities, development must be appropriately designed so that no significant adverse impacts on the residential amenities of adjacent residential properties arises. The performance criteria set out in Appendix 3 should be adhered to for developments of significant scale and/or density. Urban Greening and Biodiversity: Development proposals within the SDRA must ensure the integration of greening and biodiversity measures including high quality public open space as well as micro greening measures including green walls, green roofs, parklets etc. In general, unless otherwise specified under a separate LAP/SDZ Planning Scheme/other statutory plan policy/objective or site-specific guiding principle, a minimum of 10% public open space should be provided as part of all development proposals in SDRAs. A financial contribution in lieu of same will only be considered in exceptional circumstances. Surface Water Management: All development proposals should provide for sustainable surface water management including climate change provisions and the installation of sustainable drainage systems (SuDS) in order to reduce surface water runoff and potential flooding. This should be considered in conjunction with open space design and green infrastructure,

No.	Policy / Objective
	biodiversity initiatives and nature based solutions. See Appendix 11, 12 and 13 for further detail. Flood Risk: All development proposals within the SDRA's will have regard to restrictions / measures to mitigate identified flood risk outlined in the Strategic Flood Risk Assessment (SFRA) and in particular, Appendices A, B and C including climate change provisions in the SFRA. River Restoration: Opportunities for enhanced river corridors are applicable to the following Strategic Development and Regeneration Areas (SDRAs) in order to harness significant opportunities for river restoration where feasible: SDRA 1 Clongriffin/Belmayne and Environs; SDRA 3 Finglas Village Environs and Jamestown Lands; SDRA 4 Park West/Cherry Orchard; SDRA 5 Naas Road; SDRA 6 Docklands; SDRA 7 Heuston and Environs; SDRA 9 Emmet Road; SDRA 10 North East Inner City and SDRA 16 Oscar Traynor Road. See Chapter 9, Policy SI12 for further detail. Sustainable Energy: Climate Action Energy Statements for significant new residential and commercial developments, in Strategic Development and Regeneration Areas (SDRAs), will be required to investigate local heat sources and networks, and, where feasible, to demonstrate that the proposed development will be 'District Heating Enabled' in order to facilitate a connection to an available or developing district heating network. Further specific guidance regarding 'District Heating Enabled' Development is set out in Chapter 15 and should be complied with. Specific guidance is set out regarding SDRA 6 (Docklands) and SDRA 10 (NEIC) where applicants must demonstrate how a proposed development is District Heating Enabled and will connect to the 'Docklands and Poolbeg' DDHS catchment. Guidance is also set out regarding SDRA 7 (Heuston and Environs), SDRA 8 (Grangegorman/Broadstone), SDRA 11 (St. Teresa's Garden and Environs), SDRA 14 (St. James's Healthcare Campus & Environs), SDRA 15 (Liberties and Newmarket Square) where possible connections or interconnections to existing heat networks in the area, to create a district heating 'node' must be investigated. Climate Change: Proposed developments within the SDRA shall be required to apply innovative approaches to energy efficiency, energy conservation and the use of renewable energy in order to contribute to achieving zero carbon developments.

4.5 Summary and Conclusion

This Natura Impact Report has considered the potential impacts of the implementation of Variation No.11 of the Dublin City Development Plan 2022 – 2028, as varied, on the integrity of the relevant European sites.

This report concludes on the best scientific evidence that it can be clearly demonstrated that no elements of Variation No.11 will result in any impact on the integrity or Qualifying Interests/Special Conservation Interests of any relevant European site, either on their own or in-combination with other plans or projects, in light of their conservation objectives, provided appropriate mitigation measures are implemented.

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