

Dublin City Development Plan 2022- 2028: Variation No.11

Strategic Environmental Assessment (SEA) Environmental Report

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Client:

Dublin City Council

Date:

10 July 2026

DOCUMENT CONTROL SHEET

7259_RP01_Strategic Environmental Assessment (SEA) Environmental Report

Project No. 7259
Client: Dublin City Council
Project Name: Dublin City Development Plan 2022-2028: Variation No.11
Report Name: Strategic Environmental Assessment (SEA) Environmental Report
Document No. RP01
Issue No. 03
Date: 10/07/2026

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	SEA Environmental Report – Public Display	31 Mar 2026	NK	TB
02	SEA Environmental Report – Adoption Draft	03 Jul 2026	JS	TB
03	SEA Environmental Report – Adoption	10 Jul 2026	JS	TB



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GLOSSARY

Term	Definition
AA	Appropriate Assessment
ACAs	Architectural Conservation Areas
AQIH	air quality index for health
C&D	Construction and Demolition
c.	Circa
CDP	City Development Plan
CFRAM	Eastern Catchment Flood Risk Assessment and Management
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
DCC	Dublin City Council
ED	Electoral Division
EMRA	Eastern and Midlands Regional Assembly
END	Environmental Noise Directive
EPA	Environmental Protection Agency
GDA	Greater Dublin Area
GHGs	Greenhouse Gases
GIS	Geographical Information System
GSI	Geological Survey of Ireland
ha	hectares
HSE	Health Service Executive
IGH	Irish Geological Heritage
IPCC	Intergovernmental Panel on Climate Change
km ²	per square kilometre
LAP	Local Area Plan
LCA	Landscape Character Assessment
LCT	Landscape Character Types
MANs	Metropolitan Area Networks
BAP	Biodiversity Action Plan
NBAP	National Biodiversity Action Plan
NBP	National Broadband Plan
NDP	National Development Plan
NHA	Natural Heritage Areas
NIR	Natura Impact Report
NO ₂	Nitrogen dioxide



Term	Definition
NPF	National Planning Framework
NTA	National Roads Authority
NTS	Non-Technical Summary
OPW	Office of Public Works
P / Ps	Plans or Programmes
P&R	Park and Ride
PDA	Planning and Development Act
PDR	Planning and Development Regulations
PM	Particulate Matter
PM ₁₀	Particulate matter less than 10 microns in diameter
pNHAs	Proposed Natural Heritage Areas
PPN	Public Participation Network
PRPs	Pollution Reduction Programmes
RBDs	River Basin Districts
RBMP	River Basin Management Plan
RMP	Record of Monuments and Places
RPS	Record of Protected Structures
RSES	Regional Spatial and Economic Strategy
S.I.	Statutory Instrument
SAC	Special Areas of Conservation
SEA	Strategic Environmental Assessment
SEO	Strategic Environmental Objectives
SFRA	Strategic Flood Risk Assessment
SNR	Statutory Nature Reserves
SPA	Special Protection Area
SuDS	Sustainable urban Drainage Systems
TEN-T	Trans-European Transport Network
TII	Transport Infrastructure Ireland
UWWT	Urban Wastewater Treatment
WFD	Water Framework Directive
WMP	Waste Management Plan
WSSP	Water Services Strategic Plan
WtE	Waste to Energy
WWTPs	Wastewater Treatment Plants
ZoI	Zone of Influence



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.

The Planning and Development Act 2024 (as amended), mandates that the City Development Plan is consistent with the National Planning Framework and the Regional Spatial and Economic Strategy. Accordingly, 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 (City Edge),
- 2) The review and reassessment of 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 adopted on 22nd 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.

Brady Shipman Martin (BSM) has been appointed by Dublin City Council to carry out the Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) in respect of the proposed Variation No.11 of the Dublin City Development Plan 2022-2028.

1.2 The SEA Environmental Report

This report comprises the Environmental Report prepared as part of the Strategic Environmental Assessment (SEA) of Variation No.11 in accordance with S.I. 456/2025 – European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025.

The Draft Variation No.11 was screened for Appropriate Assessment (AA) in accordance with Article 6(3) of the Habitats Directive (92/43/EEC of 21 May 1992¹) and Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, and it was concluded that potential for effects on the integrity of European sites cannot be excluded beyond all reasonable scientific doubt and a Natura Impact Report (NIR) has been prepared. Therefore, in accordance with Circular Letter SEA 1/08 & NPWS 1/08², Draft Variation No.11 is also required to undergo a Strategic Environmental Assessment (SEA) in accordance with Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment³ (known as the SEA Directive).

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

² Circular Letter SEA 1/08 & NPWS 1/08

³ DIRECTIVE 2001/42/EC: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

2 Strategic Environmental Assessment (SEA)

2.1 Introduction

SEA is a process for evaluating, at the earliest appropriate stage, the environmental quality and consequences of Plans or Programmes (P / Ps). The purpose is to ensure that the environmental consequences of P / Ps are assessed both during their preparation and prior to their adoption. The SEA process also gives specified environmental authorities, interested parties and the general public, an opportunity to comment on the environmental impacts of the proposed P / P and to be kept informed during the decision-making process.

Directive 2001/42/EC⁴ of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') requires EU Member States to assess the 'likely significant environmental effects' of plans and programmes prior to their adoption. This provides for the assessment of strategic environmental considerations at an early stage in the decision-making process.

Article 1 of the SEA Directive states that:

"The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."

The SEA Directive was transposed into Irish law through:

- Statutory Instrument (S.I.) No. 435 of 2004 (the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004), as amended by S.I. No. 200 of 2011 (the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011); and
- S.I. No. 456/2025 – European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025.

S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, relates to SEA as it applies to plans or programmes prepared for "agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use, and which set the framework for future development consent of projects listed in Annexes I and II to the Environmental Impact Assessment Directive."⁵

S.I. No. 456 of 2025, relates to SEA as it applies "to the consideration of the likely significant effects on the environment of a plan made under Parts 3, 21 and 22 of the Planning and Development Act 2024."⁶

Therefore, the SEA for Variation No.11 is being prepared under the requirements of S.I. No. 456 of 2025.

2.2 SEA Stages and Process

The key focus of SEA is to take environmental issues, and in particular 'likely significant environmental effects' of a P / P, into consideration during the plan or programme making process. The key stages in the SEA process as they relate to Variation No.11 are outlined in **Figure 2.1** and **Table 2.1** below.

⁴ SEA Directive: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

⁵ See Section 9(1)(a)

⁶ <https://www.irishstatutebook.ie/eli/2025/si/456/made/en/print>

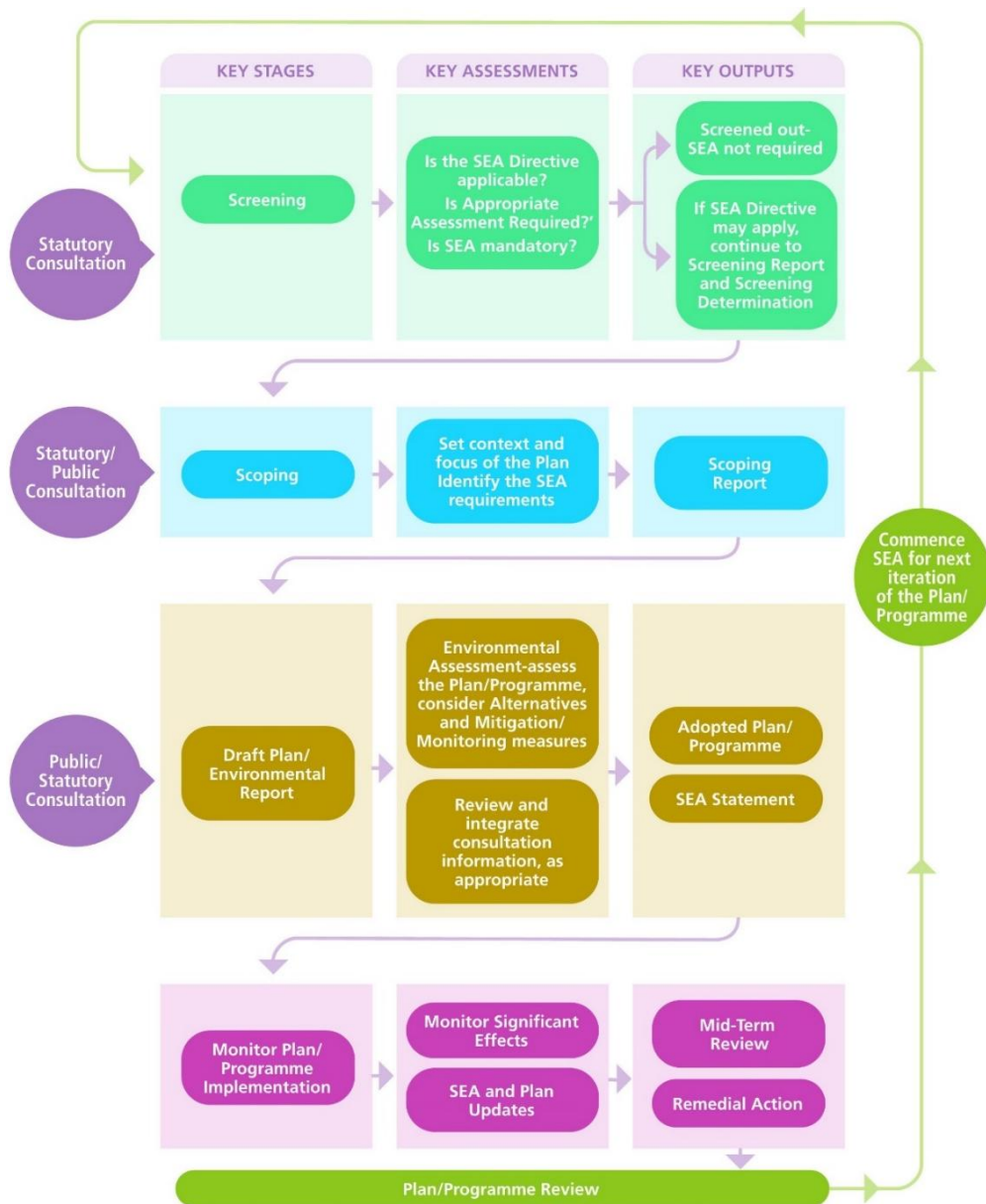


Figure 2.1 Overview of SEA Process (EPA SEA Process Flow, 2021⁷)

⁷ EPA: <https://www.epa.ie/our-services/monitoring--assessment/assessment/strategic-environmental-assessment/the-sea-process/>

Table 2.1 Outline of the SEA Process

Stage	Description	Status
1. Screening	The requirement to undertake a SEA is mandatory for certain Plan / Programme (P / P). Where SEA is not a mandatory requirement, the P / Ps is subject to a 'Screening process', to consider if it is <i>likely to have significant effects</i> on the environment, and therefore, if SEA is required. Screening of the P / P is carried out in accordance with S.I. 456/2025 – European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025. It is noted that in accordance with Circular Letter SEA 1/08 & NPWS 1/08⁸, SEA for a P / P is also a mandatory requirement where the P / P requires Appropriate Assessment (AA) under Article 6(3) of the Habitats Directive (92/43/EEC⁹). Proposed Variation No. 11 has been screened for Appropriate Assessment and it has been concluded that potential for effects on the integrity of European sites cannot be excluded beyond all reasonable scientific doubt and therefore the Draft Variation will be subject to full Appropriate Assessment, including the preparation of a Natura Impact Statement (NIS). In accordance with Circular Letter SEA 1/08 & NPWS 1/08, Draft Variation No. 11 will also be subject to full Strategic Environmental Assessment (SEA).	Completed 
2. Scoping	Preparation of a SEA Scoping Report highlighting that the Environmental Report is required to include: - methods of assessment; - contents and level of detail of the proposed variation; - the stage of the proposed variation in the decision-making process; and - the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment. Scoping provides for consultation with the Environmental Authorities specified in Paragraph 2 of S.I. No. 456 of 2025, and the process allows for incorporation of the views of the environmental authorities within the P / P and the SEA Environmental Report. The preparation of the SEA Environmental Report has been subject to scoping and this is addressed in Section 2.4 of this report.	Completed 
3. Environmental Report	Preparation of a systemic identification and evaluation of alternatives and assessment of the <i>likely significant environmental effects</i> of implementing the P / P. The findings of the assessment, which is carried out at various stages in the P / P making (e.g. Draft, Amended Draft etc.), are provided in the SEA Environmental Report in accordance with Paragraph 8 of S.I. No. 456 of 2025. The output from this stage is an Environmental Report which accompanies the draft P / P required on public display. This report comprises the SEA Environmental Report for Variation No.11	Completed 

⁸ NPWS: <https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

⁹ DIRECTIVE 92/43/EEC: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0043&from=EN>

Stage	Description	Status
4. SEA Statement	Completion / adoption of the Final Variation, taking account of <i>likely significant environmental effects</i>, any submissions or observations received from consultations and integration of mitigation and monitoring measures within the Plan. The Environmental Report is concluded and an SEA Statement is prepared in accordance with Paragraph 12 of S.I. No. 456 of 2025, summarising: (a) <i>how environmental considerations have been integrated into the plan,</i> (b) <i>how—</i> (i) <i>the environmental report prepared under Regulation 8,</i> (ii) <i>submissions and observations made to the competent authority in response to a notice under Regulation 9 or Part 3 of the Act, and</i> (iii) <i>any consultations under Regulation 10,</i> <i>have been taken into account during the preparation of the plan,</i> (c) <i>the reasons for choosing the plan, as adopted, in the light of the other reasonable alternatives dealt with, and</i> (d) <i>the measures decided upon to monitor, in accordance with Regulation 14 the significant environmental effects of implementation of the plan.</i>	Current Stage

2.3 Screening for the Requirement for SEA

The requirement to undertake a SEA is mandatory for certain P / Ps that are above specified thresholds. Where SEA is not a mandatory requirement, the P / P is subject to a 'Screening process', to consider if it is likely to have significant effects on the environment, and therefore, if SEA is required.

Screening for the purposes of SEA is defined as "*the determination of whether implementation of a P / P [Plan or Programme] would be likely to have significant environmental effects on the environment. The process of deciding whether a P / P [Plan or Programme] requires SEA.*"¹⁰ The criteria for screening, i.e. determining whether a particular plan is likely to have significant environmental effects are set out in Annex II of the SEA Directive. These criteria are reproduced in Schedule 2 of S.I. No.456 of 2025. The criteria are set out under two principal headings, each of which have a number of sub-criteria:

- Characteristics of a Plan / Programme; and
- Characteristics of the effects and of the area likely to be affected.

Notwithstanding a screening conclusion under Schedule 2 (See Appendix 2.1 to this report), it is also noted that in accordance with Circular Letter SEA 1/08 & NPWS 1/0811, SEA for a P / P is also a mandatory requirement where the P / P requires Appropriate Assessment (AA) under Article 6(3) of the Habitats Directive (92/43/EEC).

Draft Variation No.11 was screened for Appropriate Assessment (AA) in accordance with Article 6(3) of the Habitats Directive (92/43/EEC of 21 May 1992¹²) and Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, and it was concluded that potential for effects on the integrity of European sites cannot be excluded beyond all reasonable scientific doubt and a Natura Impact Report (NIR) has been prepared. Therefore, in accordance with Circular Letter SEA 1/08 & NPWS 1/08 the

¹⁰ EPA: <http://www.epa.ie/pubs/advice/ea/SEA%20Pack%202018.pdf>

¹¹ <https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

¹² https://environment.ec.europa.eu/topics/nature-and-biodiversity/habitats-directive_en

Variation No.11 is also required to undergo Strategic Environmental Assessment (SEA) in accordance with Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment¹³ (known as the SEA Directive).

Therefore, the Variation No.11 has been subject to SEA, and this SEA Environmental Report has been prepared and accompanies the Variation No.11, and the AA and Natura Impact Report (NIR) and Strategic Flood Risk Assessment (SFRA).

2.4 SEA Scoping

SEA Scoping (Stage 2) allows for consideration of the range and level of detail of the information to be included in the SEA Environmental Report as set out in Paragraph 7 of S.I. 456 of 2025. This ensures that the SEA is focused on the relevant environmental issues and examines issues at the appropriate level of detail.

Scoping states that the Environmental report is required to include information on:

- current knowledge and methods of assessment;
- contents and level of detail of the proposed variation;
- the stage of the Plan in the decision-making process; and
- the extent to which certain matters are more appropriately assessed at different levels in the decision-making process in order to avoid duplication of environmental assessment.

Scoping includes for consultation with the Environmental Authorities specified in Paragraph 2 of S.I. No. 456 of 2025 and for incorporation of the views of the environmental authorities within the Plan or Programme and the SEA Environmental Report.

The SEA Scoping Report was issued to the following Environmental Authorities specified in S.I. 456 of 2025, as amended, see **Table 2.2** below.

Table 2.2 List of Consultees for the Scoping Stage

Prescribed Environmental Authorities*
Environmental Protection Agency (EPA)
Minister for Housing, Local Government and Heritage
Minister for Housing, Local Government and Heritage, Development Applications Unit
Minister for Climate, Energy and the Environment
Minister for Agriculture, Food, & the Marine
Adjoining planning authorities – ■ Dun Laoghaire Rathdown County Council ■ Fingal County Council ■ South Dublin County Council

**For purposes of consultation under S.I. No. 456 of 2025*

Submissions / observations on the scoping of the Environmental Report were received from the environmental authorities and comments have been incorporated into the Plan and Environmental Report as set out in **Table 2.3**.

¹³ DIRECTIVE 2001/42/EC: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

Table 2.3 SEA Scoping Submissions / Observations from Environmental Authorities

Environmental Authority	Outline of Nature of the Submission	Response to consideration of nature of submission
Environmental Protection Agency (EPA)	Ensure that the Variation aligns with key higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the revised National Planning Framework and the Regional Spatial and Economic Strategy for the Eastern and Midlands Region.	The information provided has informed the preparation of the Variation and the Environmental Report.
	Climatic factors should be considered with reference to the most up to date Climate Action Plan and relevant Flood Risk Management Plan. The Variation should align with national commitments on climate change mitigation and adaptation, as well as relevant sectoral, regional and local adaptation plans.	These factors have informed the preparation of the Environmental Report.
	The availability and capacity of existing critical infrastructure including wastewater and water supply should be considered in the context of the likely population increase associated with the proposed housing target being accommodated.	The information provided has informed the preparation of the Draft Variation and the Environmental Report.
	Reference is provided to the Environmental Monitoring set out in Table 7.1 of the revised NPF's SEA Statement. This monitoring should be reflected, where relevant and appropriate, in the context of future, environmental monitoring and related reporting associated with the revised CDP implementation.	This is noted. In addition as a Variation to the Development Plan, monitoring as detailed in the Environmental Report prepared for the Development Plan remains relevant to Variation as noted in this Environmental Report.
	The Submission provides links to a range of SEA guidance and resources.	The information provided has informed the preparation of the Environmental Report.

Environmental Authority	Outline of Nature of the Submission	Response to consideration of nature of submission
Department of Housing, Local Government and Heritage	The submission notes the following: - In addressing architectural heritage as part of the SEA process, it will be necessary to identify the relevant heritage assets. This will include heritage assets which are subject to statutory protection under the Planning and Development Act, namely protected structures, architectural conservation areas and areas of special planning control and non-statutory heritage assets that may be covered by policies and objectives in a local authority's development plan. - Submission provides definitions for aspects of architectural heritage. - Notes sections from Chapter 8 of Development Plan relating to built heritage. - Have regard to Ministerial Guidelines '<i>Architectural Heritage Protection: Guidelines for Planning Authorities</i>'. - Proximity of new zonings to ACAs architectural conservation areas and protected structures, their curtilage/s and/or associated historic demesne/s - New zonings should align with architectural heritage policies and objectives in the Development Plan. - Inter-relationships: There is a direct relationship between architectural heritage and landscape, in particular, but not restricted to designed demesnes landscapes, urban parks and squares or public places, coastal and town defenses, civic and institutional spaces and gardens. Many of these landscapes can form part of the curtilage of a protected structure and/or be located within an Architectural Conservation Area. The potential impact on these landscapes will need to be considered under both cultural heritage and landscape and visual as part of the SEA process. - Chapter 13 of Architectural Heritage Protection-Guidelines for Planning Authorities sets out particulars and considerations relating to curtilage and attendant grounds.	The information provided has been reviewed and has informed the preparation and assessment of the Environmental Report. It is noted that all of the proposed zonings in the Draft Variation involve rezoning from an existing development land use in the current City Development Plan, as varied, to a different development land use.

2.5 Appropriate Assessment (AA)

Appropriate Assessment (AA) is an assessment of the implications of a plan or project, alone and in combination with other plans and projects, on the integrity of a Natura 2000 site, in view of its conservation objectives. The first stage is a screening for the requirement for AA as required by Article 6(3) of the Habitats Directive (92/43/EEC)

Draft Variation No.11 was screened for Appropriate Assessment (AA) in accordance with Article 6(3) of the Habitats Directive (92/43/EEC of 21 May 1992¹⁴) and Regulation 42 of the European Communities (Birds and Natural Habitats) Regulations 2011, as amended, and it was concluded that potential for effects on the integrity of European sites cannot be excluded beyond all reasonable scientific doubt and a Natura Impact Report (NIR) has been prepared.

The AA Screening and NIR accompany the Variation No.11 and the SEA Environmental Report.

2.6 Strategic Flood Risk Assessment (SFRA)

The Variation No.11 was subject to a Strategic Flood Risk Assessment (SFRA) prepared with regard to the requirements of The Planning System and Flood Risk Assessment Guidelines for Planning Authorities¹⁵ (2009) and Circular PL02/2014 (August 2014).

Justification Stage Tests were carried out for two rezonings (H1: Greenmount Industrial Estate, Harold's Cross, Dublin 6; E17: Lands at Fumbally Lane / Malpas Street / Blackpitts, Dublin 8), and text was inserted in Variation No. 11 in respect of A2: Lands at North Road for highly vulnerable development to be located outside of FZA/B and for less vulnerable development to be located outside of FZA).

The conclusion of the SFRA is that all sites that were subject to the Justification Test have passed. Notwithstanding this, any future planning applications relating to these lands should be accompanied by a Stage 3 Detailed Flood Risk Assessment, to be undertaken on a site-specific basis where required. This will ensure that flood risk is appropriately assessed and managed at project level in accordance with the OPW Guidelines and the Dublin City Development Plan Strategic Flood Risk Assessment (SFRA).

The SFRA accompanies the Variation No.11 and the SEA Environmental Report.

2.7 Draft Plan 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. The submissions from statutory / prescribed bodies are summarised in **Table 2.4**.

The consultation process included submissions / observations from the following authorities:

- Office of the Planning Regulator;
- National Transport Authority;
- Transport Infrastructure Ireland;
- Department of Transport;
- Department of Education and Youth;
- Land Development Agency;
- Office of Public Works;
- Flood Risk Management;
- OPW Estate Portfolio Delivery Unit

¹⁴ https://environment.ec.europa.eu/topics/nature-and-biodiversity/habitats-directive_en

¹⁵ Department of Environment, Heritage and Local Government: <https://www.opw.ie/en/media/Planning%20Guidelines%20-%20FRM%20-%20Nov%202009.pdf>

- Department of Housing, Local Government and Heritage;
- Environmental Protection Agency;
- Uisce Eireann;
- Maritime Area Regulatory Authority;
- Electricity Supply Board; and
- Fingal County Council.

A number of submissions received expressed broad support for the overall strategic approach set out in the proposed variation, particularly its alignment with the revised National Planning Framework (2025) and the Section 28 Housing Growth Requirements Guidelines (2025), as well as its objective to facilitate increased housing delivery within Dublin City. This support included submissions from statutory bodies, notably the Office of the Planning Regulator, alongside responses from members of the public and other stakeholders. While supporting the overarching framework, many submissions also raised detailed observations and recommendations. Responses to submissions are detailed within the Chief Executive's Report.

Dublin City Council prepared a Chief Executive's Report (Report No. 113/2026, May 2026) to present the outcomes of the consultation process carried out on Proposed Variation No.11 to the Dublin City Development Plan 2022-2028, as varied. Its primary function is to list and summarise the main issues raised in the submissions received during the consultation process and to provide recommendations in response to the submissions. This report, which was issued to the Elected Members of Dublin City Council for consideration, included minor modifications to the Draft Variation based on the submissions received. These minor modifications were screened out for the requirement for Appropriate Assessment and/or Strategic Environmental Assessment.

Table 2.4 Summary of Responses by Statutory / Prescribed Bodies to the Draft Plan

Statutory/Prescribed Body	Summary of Response
Office of the Planning Regulator	Recommendation 1 – Flood Risk Management ■ <i>NPO 78 of the NPF (in relation to flood risk management);</i> ■ <i>RPO 7.12 of the RSES (to avoid inappropriate land use zonings and development in areas at risk of flooding); and</i> ■ <i>Planning System and Flood Risk Management Guidelines for Planning Authorities (2009);</i> the Office recommends that the Planning Authority: ■ <i>takes account of the updated mapping contained within the National Coastal Flood Hazard Maps (NCFHM) and Jamestown Masterplan in respect of Sites F1, F2 and A2. Where it is found that highly vulnerable development (Flood Zones A/B) or less vulnerable development (Flood Zone A) is proposed and the Plan Making Justification Test has not been passed, the Planning Authority is required to amend the proposed land use zonings to water compatible uses only; and,</i> ■ <i>transposes any recommendation into the plan in the form of an objective on the site and cross-reference it in the relevant zoning map.</i> Observation 1 - Flood Risk Management – Climate Change Scenario Having regard to flood risk management and in particular to: ■ <i>NPO 78 of the NPF (potential impacts of climate change on flooding and flood risk);</i> ■ <i>RPO 3.7 and 7.12 of the RSES (to avoid inappropriate land use zonings and development in areas at risk of flooding); and</i> ■ <i>the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009);</i>

Statutory/Prescribed Body	Summary of Response
	the Planning Authority is advised to amend the Strategic Flood Risk Assessment to discuss how potential future climate change risk and any associated mitigation measures have been considered in relation to Sites F1, F2 and E17. The Office of Public Works should be consulted in relation to the Planning Authority's response. Observation 2 – Transportation Having regard to: ▪ <i>NSO 2 and 5 of the NPF (in relation to enhanced regional accessibility and sustainable mobility);</i> ▪ <i>RPO 5.2, 5.3, 8.1, 8.2 and 8.3 of the RSES (in relation to sustainable transport, integrating transport and land use planning, maximising efficiency and protecting the strategic capacity of the transport network);</i> ▪ <i>Spatial Planning and National Road Guidelines–Guidelines for Planning Authorities (2012);</i> ▪ <i>Sections 8.2 and 13.3 of the NTA Greater Dublin Area Transport Strategy 2022-2042 related to national roads as well as integrating land use and transport planning; and</i> ▪ <i>Sections 8.5.6 and 8.5.8 Dublin City Development Plan 2022-2028 related to sustainable transport modes, streets, roads, bridges and tunnel infrastructure;</i> The Office advises that, prior to the adoption of the proposed Variation, the Planning Authority engages with TII and NTA in relation to Amendments 16, 17, 18 and 21 in order to ensure the protection of the Dublin Tunnel and the Motorway Traffic Control Centre. The guiding principles for the masterplan for the lands at East Point Business Park (Site 21 Amendment 16) should stipulate that the public transport path facilitate modern electric bus vehicles and that provision will be made for buses to terminate, turnaround and layover within the site.
National Transport Authority	Key Opportunity Sites 19 and 20 – East Wall Road / Bond Road The NTA's submission refers to Proposed Amendments 16, 17, 18 and 21, which relate to Key Opportunity Sites 19 and 20 located adjacent to the Dublin (Port) Tunnel, the Port Tunnel Access Road and the Dublin Tunnel Control Building, including the Motorway Traffic Control Centre (MTCC). SDRA 6 – Site 21: East Point Business Park The NTA notes the principles set out for EastPoint Business Park, which promote public transport and active travel. The submission outlines a number of further details relating to: ▪ the provision of an internal public transport route capable of accommodating modern electric buses and taken in charge by the local authority; ▪ the provision of bus gates, stops, shelters and facilities for bus termination, turnaround and layover within the site; ▪ the identification of public transport connections to adjoining areas, including links towards The Point Square and Clontarf DART Station; ▪ the delivery of walking and cycling routes through the site with connections to existing external networks; and ▪ the continued protection of the primary function of the Dublin Tunnel.

Statutory/Prescribed Body	Summary of Response
Transport Infrastructure Ireland	TII's submission raises concerns in respect of Proposed Amendments 16, 17, 18 and 21 of Variation No. 11 insofar as they relate to Key Opportunity Site 19 (East Wall Road / Bond Road) and Site 20 (site adjacent to the Tunnel Control Building). The principal issues identified by TII relate to the protection of the Dublin Tunnel and its associated Control Building, including the Motorway Traffic Control Centre (MTCC), which TII identifies as nationally critical transport infrastructure with 24-hour operational, safety, capacity and security requirements. TII contends that the proposed amendments could adversely affect the continued operation and functionality of this infrastructure. In particular, TII raises concerns regarding: - the potential designation of zoning and development objectives which, in its view, may be incompatible with access, traffic management and operational requirements associated with the Dublin Tunnel and MTCC; - the adequacy of the mapped objectives under Amendment 21 and the associated written statement under Amendment 16 in addressing the requirements of nationally important transport infrastructure; - the absence of sufficient evaluation of operational, functional and security considerations relating to the Dublin Tunnel and the MTCC; - the implications of introducing sensitive land uses, including residential development, in close proximity to infrastructure operating on a 24-hour basis, and the need to mitigate potential impacts including noise, vibration, emissions, lighting and servicing requirements; - the lack of clarity regarding the proposed site-specific masterplan referenced for Site 19, including uncertainty as to responsibility for its preparation, its statutory status and consultation mechanisms; and - the absence of corresponding provisions for Site 20 notwithstanding its proximity to the Tunnel Control Building and the MTCC. TII considers Proposed Amendments 16, 17, 18 and 21 to be premature and recommends that they not be adopted until the compatibility of Sites 19 and 20 with the Dublin Tunnel and the MTCC has been fully evaluated, and until further consultation with TII has taken place. TII requests that the proposed variation be reviewed and amended accordingly.
Department of Transport	The Department's submission highlights the Climate Action Plan target to transition 30% of the national vehicle fleet to electric vehicles (EVs) by 2030, with private vehicle electrification expected to deliver significant emissions reductions in the short to medium term. It is noted that a key requirement to achieve this target is the provision of a comprehensive and accessible public EV charging network, including en-route, neighbourhood and destination charging locations. The Department notes: delivery of EV charging stations will be guided by both the National Road Network EV Charging Plan and the Regional and Local EV Charging Network Plan; and

Statutory/Prescribed Body	Summary of Response
	Local Authority Development Plans and Area Plans should make explicit provision for EV charging infrastructure in line with national policy, incorporating EV infrastructure in new development wherever possible.
Department of Education and Youth	The Department notes the projected annual housing growth requirements of approximately 8,196 units per annum between 2026 and 2034 and 6,075 units between 2035 and 2040 generating a total residential yield of over 73,000 units. The Department's assessment is based on anticipated future school place requirements to 2034. It states that the assumed population yield of 2 persons per dwelling may underestimate actual demand, given CSO household averages for the city of 2.4–2.5 persons, thereby increasing pressure on education infrastructure. The submission emphasises that substantial population growth will place pressure on existing schools to cater for additional school place requirements. The Department provides settlement-specific observations for several areas across the greater Dublin area. The Department notes the following areas that will need the expansion of facilities, up to and including new schools: - Docklands - Dolphin House - Heuston and Environs - North East Inner City - Finglas and Jamestown - Kylemore - Naas Road - Santry KUV
Land Development Agency	The LDA considers that the proposed review of the Core Strategy and the assessment of underutilised Z6 Employment/Enterprise lands represent an appropriate and timely response to national policy. The LDA strongly supports the emphasis within the proposed Variation on identifying and activating public lands for residential development. The submission notes that a number of the sites proposed for rezoning or identified as Key Opportunity Sites are already included in the LDA's Report on Relevant Public Lands 2025, which lends further support to their inclusion in the Variation. The LDA welcomes the proposed rezoning of lands from Z6 Employment/Enterprise to residential, mixed-use, or SDRA zoning objectives, noting that these changes will facilitate housing-led regeneration while remaining aligned with national compact growth objectives. The Agency specifically supports the rezoning of two public land sites previously identified in its Report on Relevant Public Lands 2025.
Office of Public Works – Estate Portfolio Delivery Unit	<i>Custom House / IFSC / George's Dock Area</i> The OPW notes the Council's identification of the Custom House, IFSC and George's Dock area as a strategically important historic, civic and economic district within the North Docklands, and acknowledges the view that the area is entering a new phase of evolution. The OPW is broadly supportive of the proposed guiding principles, including:

Statutory/Prescribed Body	Summary of Response
	- Reinforcing the Custom House as a national civic symbol and key element along the Liffey quays; - Supporting enhanced public access and a pedestrian-priority civic space along Custom House Quay; and - The integration of public realm, green infrastructure and heritage-sensitive design. However, the OPW notes that the proposed Variation also seeks to facilitate a high-density, mixed-use quarter within this area. In this regard, it considers that the preparation of a framework plan would be appropriate in order to ensure an appropriate balance between heritage protection and urban development objectives. <i>SDRA 7 – Heuston and Environs</i> The OPW notes that no amendments are proposed to the guiding principles or spatial strategy for SDRA 7. However, it considers that the increased densities proposed elsewhere in the Variation may give rise to more intensive forms of development within this area. The OPW requests that existing heritage and landscape protections, including the cone-of-vision protections associated with the Royal Hospital Kilmainham, continue to be treated with sensitivity. <i>Santry – Shanowen Road (Santry Garda Station)</i> The OPW notes the proposed rezoning of lands at Shanowen Road, Santry from Z6 Employment/Enterprise to Z1 Sustainable Residential Neighbourhoods. The OPW advises that Santry Garda Station is located within these lands and that the site represents a strategically important landholding for An Garda Síochána within the Dublin region. The lands form part of a portfolio under consideration for expanded Garda use in accordance with the National Development Plan. On this basis, the OPW considers that residential zoning is not appropriate at this location. The OPW has indicated its availability to engage further with the Council as the Variation process progresses.
Department of Housing, Local Government and Heritage	The Department is in general agreement with the conclusions of the SEA Environmental Report and the AA Natura Impact Report, in that the identified mitigation measures, in combination with the policies of the City Development Plan, should prevent and mitigate any possible adverse environmental effects which may arise due to the implementation of the proposed Variation, including any negative effects on European sites. The Department notes from past surveys, that, otters pass/traverse the lands at Docklands Station (Site 17), and that sprinting sites have been found at the edge of Eastpoint Business Park (Site 21) / the Docklands. The Department states that the proposed amendments and rezoning could have significant

Statutory/Prescribed Body	Summary of Response
	adverse effects on otters which are protected under the Habitats Directive (92/43/EEC). It is therefore seeking that provision should be made in the sections of Amendment 16 relating to sites 17 and 21 for this species conservation. The Department is seeking text to be inserted under Amendment 16 for Site 17 Docklands Station stating that the masterplan should provide for the continued usage and free movement of otter, including the installation of an artificial otter holt. The Department is seeking text to be inserted under Amendment 16 for Site 21 EastPoint Business park stating that the public realm should include the provision of an artificial holt within its landscaping to promote the continued usage by otter.
Environmental Protection Agency	The EPA's submission sets out guidance and advisory comments with respect to: ▪ the Content of the Environmental Report regarding Mitigation Measures (ensuring clear commitments to implement the mitigation measures) and Monitoring. In reference to Monitoring, the EPA promotes the following: ▪ any monitoring programme should be flexible – adaptable to unforeseen adverse impacts and ensuring where adverse impacts may occur, suitable, effective remedial action will be taken, ▪ any monitoring programme should account for cumulative impacts ▪ any monitoring programme should be synergistic with the existing City Development Plan's monitoring regime and compatible with the Environmental Monitoring (Table 7.1) of the revised NPF's SEA Statement ▪ the need to screen any future amendments ▪ and post adoption, what should be summarised in the SEA Statement including - ▪ How environmental considerations have been integrated into the Variation; ▪ How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Variation; ▪ The reasons for choosing the Variation adopted in the light of other reasonable alternatives dealt with; and, ▪ The measures decided upon to monitor the significant environmental effects of implementation of the Variation, along with the list of the Environmental Authorities to be consulted.
Office of Public Works – Flood Risk Management	The submission refers to flood risk management in National Planning Framework NPF First Revision National Policy Objective 78. The submission highlights that the OPW National Preliminary Flood Risk Assessment (PFRA) was reviewed in 2019 and again in 2025.

Statutory/Prescribed Body	Summary of Response
	It states that Section 3.0 'Flood Risk Information' of the SFRA should be updated to include the National coastal Flood Hazard Mapping (NCFHM) as a data source. These maps are based on more up-to-date estimates of extreme coastal levels than those used for the CFRAM coastal maps and may be considered in preference with regards to the definition of Flood Zones. Future scenario mapping is to be used for rezoning sites (where available) and consideration of the flood risk in the high end future scenario is required; including Justification Tests if required. A flood zone map will also be required for the North Road site and the sequential approach to the zoning of the land required, as well as consideration for climate change. A Justification Test for Harold's Cross lands (H1) will provide guidance on residual risks and measures to manage associated flood risk. The OPW is seeking updated flood zone maps for Fumbally Lane lands and clarity on how the lands will adapt to climate change. These recommendations will be transposed as an objective into the Development Plan. The submission additionally seeks that links to flood related websites be updated.
Uisce Éireann	Uisce Éireann has no objection to the proposed Variation No. 11 to the Dublin City Development Plan 2022 – 2028. It states that implementation of all of the proposed rezoning will require various network upgrades and storm water separation and integrated surface water management will be essential. It points out that the medium and long-term growth of the Greater Dublin area is dependent on the delivery of the Water Supply Project and the Greater Dublin Drainage Scheme. For SDRA 3, 5, 6, 7, 8 and 10 separation of combined systems (foul and surface water) are required. Notably, the GDA water supply zone RAG status remains Amber. In some areas watermain upgrades and sewer and or pumping station upgrades may be required and where there is no UE project, these upgrades shall be developer funded. Sewer network upgrades and/or separation of foul and surface water systems required at Eastpoint Business Park (F1), East Wall Road (F2), North Road (A2), Finglas Business Park (A6), and Shanowen (B7).
Maritime Area Regulatory Authority (MARA)	MARA identifies that lands at East Point Business Park and East Wall Road Dublin 3 (Map Ref: F1 and F2 respectively) are located below the High Water Mark. Owing to this location, MARA advises that any planning application located within the maritime area may require a Maritime Area Consent (MAC) prior to the submission of any planning application, in the event that the maritime area is not privately owned.

Statutory/Prescribed Body	Summary of Response
Electricity Supply Board	The ESB emphasises the critical importance of electricity transmission and distribution infrastructure in supporting housing delivery, economic activity and national climate objectives. It notes that electricity demand has increased significantly, with each new dwelling requiring substantially greater electrical capacity than those constructed prior to 2019. The ESB outlines extensive current and planned investment programmes across transmission, medium-voltage and low-voltage networks to meet these demands. The principal issue raised relates to the ESB lands at East Wall Road, specifically Key Opportunity Sites Nos. 19 and 20. The ESB advises that these lands contain a long-established and operational 38kV substation and an adjoining strategically safeguarded site for a future 220kV/110kV transmission station, both of which are of critical regional and city-wide importance. The ESB strongly objects to: ▪ The inclusion of the operational 38kV East Wall Road substation within Opportunity Site No. 20 and the associated SDRA boundary; and ▪ Any implication that these lands are surplus or suitable for rezoning or redevelopment for non-infrastructure uses. The ESB requests that: ▪ The existing 38kV substation site be explicitly excluded from the SDRA and Opportunity Site mapping; ▪ ESB lands at East Wall Road be clearly safeguarded for the future delivery of high-voltage transmission infrastructure; and ▪ Policy objectives for Opportunity Site No. 19 be strengthened to explicitly recognise and protect existing and future ESB electricity infrastructure. More generally, the ESB seeks continued and enhanced coordination with Dublin City Council on land-use zoning, site identification and early-stage design of public infrastructure projects, and requests that public utility development remain permissible across zoning objectives to ensure timely delivery of essential infrastructure.
Fingal County Council	A submission was received from Fingal County Council which acknowledged the proposed variation and accompanying environmental reports. Having reviewed the proposed variation, Fingal County Council has no comments to make.

2.8 Adoption of Variation No.11

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 minor amendments (Recommended amendments from Report No. 113/2026) and one further minor amendment, which screened out for the requirement for Appropriate Assessment and/or Strategic Environmental Assessment.

Variation No. 11 of the Dublin City Development Plan 2022-2028 is effective as of the 22 June 2026

2.9 SEA Guidance

The SEA Environmental Report will reflect the requirements of Directive 2001/42/EC *on the Assessment of the Effects of Certain Plans and Programmes on the Environment* (the SEA Directive) and the national implementing legislation, S.I. No. 456 of 2025.

The following principal sources of guidance were used in the SEA process and will be used in the preparation of the Environmental Report:

- Directive 2001/42/EC on the assessment of Certain Plans and Programmes on the Environment.
- S.I. No. 456 of 2025 – European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025.
- Planning and Development Act 2024, as amended
- Planning and Development Act 2000, as amended.
- Planning and Development Regulations 2001, as amended.
- Guidance on Implementation of Directive 2001/42/EC, European Commission, 2004, at: http://ec.europa.eu/environment/archives/eia/pdf/030923_sea_guidance.pdf
- SEA of Local Authority Land Use Plans - EPA Recommendations and Resources. EPA, Version 1.27 updated October 2025.
- SEA Pack. EPA, Updated January 2024.
- SEA Spatial Information Sources Inventory. EPA, May 2025.
- SEA Resource Manual for Local and Regional Planning Authorities. EPA, 2015.
- Good Practice Guidance on Strategic Environmental Assessment (SEA) and Landscape. EPA, December 2023.
- Guidance on Strategic Environmental Assessment (SEA) Statements and Monitoring. EPA, March 2023.
- Good Practice Guidance on Cumulative Effects Assessment in Strategic Environmental Assessment. EPA, January 2020.
- Guidance on Strategic Environmental Assessment - Environmental Impact Assessment Tiering, EPA, 2021.
- Local Authority Climate Action Plan Guidelines. Department of the Environment, Climate and Communications, March 2023.
- EPA Mapping. Environmental Mapping / Geographical Information System (GIS) tools are available at: <http://gis.epa.ie/SeeMaps>
- EPA Water and Air Quality Reports at: <https://www.epa.ie/pubs/legislation/air/quality/>
- EPA Ireland's State of the Environment Report 2024, <https://www.epa.ie/publications/monitoring--assessment/assessment/state-of-the-environment/irelands-state-of-the-environment-report-2024.php>
- EPA Ireland's Environment – An Integrated Assessment 2020 at: <https://www.epa.ie/our-services/monitoring--assessment/assessment/irelands-environment/state-of-environment-report-/#>
- SEA (EPA) Spatial Information Sources at: <http://www.epa.ie/pubs/advice/ea/>
- Developing and Assessing Alternatives in Strategic Environmental Assessment, EPA 2015 at: https://www.epa.ie/publications/research/biodiversity/EPA-157_web.pdf
- Integrating Climate Change into Strategic Environmental Assessment in Ireland - A Guidance Note. EPA, 2019.
- Climate Action Plan 2025. Department of Environment, Climate and Communications, 2025.

- Circular Letter PL 9/2013: Article 8 (Decision Making) of EU Directives 2001/42/EC on Strategic Environmental Assessment (SEA) as amended. Department of Environment, Community and Local Government, 2013.
 - Circular Letter PSSP 6/2011: Further Transposition of EU Directive 2001/42/EC on Strategic Environmental Assessment (SEA). Department of Environment, Community and Local Government, 2011.
 - Circular Letter SEA 1/08 & NPWS 1/08: Appropriate Assessment of Land Use Plans. Department of Environment, Heritage and Local Government, 2008.
 - Integrated Biodiversity Impact Assessment - Streamlining AA, SEA and EIA Processes: Practitioner's Manual. Strive Report Series No. 106. Department of Environment, Community and Local Government, 2013.
 - Guidance on Integrating Climate Change and Biodiversity into Strategic Environmental Assessment. European Commission 2013.
 - Managing Natura 2000 Sites - The provisions of Article 6 of the 'Habitats' Directive 92/43/EEC. European Commission, 2000, at:
http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/provision_of_art6_en.pdf
 - Assessment of plans and projects significantly affecting Natura 2000 sites - Methodological guidance on the provisions of Article 6(3) and (4) of the Habitats Directive 92/43/EEC. European Commission, 2002, at:
http://ec.europa.eu/environment/nature/natura2000/management/docs/art6/natura_2000_asses_en.pdf
- Appropriate Assessment of Plans and Projects in Ireland. National Parks and Wildlife Service, 2009, at: http://www.npws.ie/publications/archive/NPWS_2009_AA_Guidance.pdf

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

3.1 Introduction

Proposed 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 shall, so far as is practicable, be consistent with national plans, policies and strategies which relate to proper planning and development and is also required to have regard to Guidelines published under Section 28.

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 3.1](#).

Table 3.1 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

			2025 to 2034	2035 to 2040
Local Authority	Existing Annual 2020 Housing Requirement (Housing Supply Target)	Adopted Development Plan - Annual Housing Requirement (Housing Supply Target)	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

3.2 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 adopted 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.

3.3 Detail of Variation No.11

Variation No.11 has been 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.

Variation No. 11 is being brought forward to contribute to delivering the NPF housing requirement set out by the NPF Implementation Circular. The measures set out in the Variation primarily relate to the following amendments.

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 Variation No.11 for full details).

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

1. 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.
2. 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 Z14Z14 Strategic Development and Regeneration Areas (SDRAs).
 - c) Lands at North Road, Dublin 11 – To: Land Use Zoning Objective Z10: 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: (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses.
 - f) Greenmount Industrial Estate, Harold's Cross, Dublin 6 - To: Land Use Zoning Objective Z10 (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: Z10 Inner Suburban and Inner City Sustainable Mixed-Uses.
3. Amend the core strategy relating to the following Strategic Development and Regeneration Areas (SDRA's): 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.
 4. Amend Objective CSO4 'Programme for the Preparation of Local Area Plans/Village Improvement Plans' by prioritising a framework plan for Santry.
 5. 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 rezonings are outlined in **Table 3.2**.

Table 3.2: 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 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

3.4 Alternatives

The SEA process requires the consideration of ‘*reasonable alternatives*’ in terms of possible approaches available in the delivery of the Plan. Alternatives, which may include a ‘*do-nothing*’ scenario, need to be ‘*realistic and capable of implementation*’ and should represent a range of different approaches within the statutory and operational requirements of the particular plan.

The options and alternatives available for Draft Variation No.11 were assessed against the SEA Strategic Environmental Objectives (SEOs) in [Chapter 7](#) of this report in order to evaluate their overall potential environmental impact. A discussion of the merits or otherwise of each option is provided and the reasons for the chosen option outlined.

4 Relationship to Other Relevant Plans and Programmes

4.1 Planning Hierarchy

Variation No.11 to the Dublin City Development Plan 2022-2028 is framed within a hierarchy of other plans and programmes. Development plans are formed by International, National and Regional level policy guidelines. This hierarchy of plans, programmes, policies, strategies, *etc.* sets the legislative and policy framework by which the City Development Plan must be formulated or varied. The International, National and Regional policies play a central role in establishing higher level agendas and the county level plan objectives.

A key aspect of proposed Variation No.11 is that the City Development Plan is mandated to be consistent with the National Planning Framework and the Regional Spatial and Economic Strategy. Accordingly, Dublin City Council has taken a number of steps to incorporating national and regionally-based population and housing projections of the Revised NPF into the core strategy to ensure consistency with the planning hierarchy.

4.2 Interaction with Other Relevant Plans and Programmes

There is a legislative framework for the protection of the environment and our natural resources relevant to the Variation No.11. **Table 4.1** below provides a list of the principle legislative framework.

Table 4.2 and **Table 4.3** below provides a working list of the principal plans and programmes influencing the study area, either directly or through European, National and / or County level policy.

Table 4.1 Legislative Framework

Legislative Framework	
Planning and Development Act 2024, as amended	Environmental Noise Directive (2002/49/EC)
Planning and Development Act 2000, as amended	
Planning and Development Regulations 2001, as amended	Environmental Liability Directive (2004/35/EC)
Strategic Environmental Assessment (SEA) Directive (2001/42/EEC)	Fourth Daughter Directive (2004/107/EC)
Environmental Impact Assessment Directive (2011/92/EU) as amended by (2014/52/EU)	Renewable Energy Directive (2018/2001/EU) as amended by (EU/2023/2413)
Habitats Directive (92/43/EEC)	European Communities (Birds and Natural Habitats Regulations) 2011 (S.I. No. 477 of 2011) (as amended)
Birds Directive (2009/147/EC) on the Conservation of Wild Birds, 1979	Renewable Energies in the 21 st Century: Building a More Sustainable Future
Water Framework Directive (WFD) (2000/60/EC)	EU 2020 climate and energy package
Groundwater Directive (2006/118/EC)	EU Renewable Energy Road Map
Flood Directive (2007/60/EC)	European Landscape Convention 2000
Bathing Water Directive (2006/7/EC)	Wildlife Acts 1976-2024
Shellfish Waters Directive (2006/113/EC)	The Water Services Act 2007, as amended
Marine Strategy Framework Directive (2008/56/EC)	Foreshore Act 1933, as amended

Legislative Framework	
Urban Wastewater Directive (91/271/EEC)	Aquaculture Act 1997, as amended
Drinking Water Directive (98/83/EC)	Sea Fisheries & Maritime Jurisdiction Act 2006
Waste Framework Directive (2008/98/EC)	The National Monuments Act 1930-2014
EU Landfill Directive (1999/31/EC)	Roads Act 1993, as amended
Water Environment (Abstractions and Associated Impoundments) Act 2022	European Union (Birds and Natural Habitats) (Sea Fisheries) Regulations 2013, as amended
Air Quality Directive (2008/50/EC)	Historic and Archaeological Heritage and Miscellaneous Provisions Act 2023
Directive (EU) 2024/2881 of the European Parliament and of the Council of 23 October 2024 on ambient air quality and cleaner air for Europe	Climate Action and Low Carbon Development Act 2015

Table 4.2 Relevant National Plans and Programmes

National & Regional Plans and Programmes	
National Planning Framework (NPF) Project 2040 National Marine Planning Framework	National Policy Position on Climate Action and Low Carbon Development
National Planning Framework First Revision (April, 2025)	Sectoral Climate Change Adaption Strategies and Low Carbon Roadmaps
National Development Plan (NDP) 2021-2030	Spatial Planning and National Roads Guidelines (2012)
Regional Planning Guidelines for the Greater Dublin Area 2010-2022	National Sustainable Mobility Policy (2022)
Regional Spatial and Economic Strategy (RSES) 2019-2031 for the Eastern Midland Regional Assembly (EMRA)	The Traffic and Transport Assessment Guidelines (2014)
Ireland's Environment - An Integrated Assessment 2020	Transport Strategy for the Greater Dublin Area 2022-2042
National Mitigation Plan 2017	Design Manual for Urban Roads and Streets (2019)
Our Sustainable Future - A Framework for Sustainable Development for Ireland (2012)	The National Renewable Energy Action Plan
Housing for All – A New Housing Plan for Ireland (2021) & Delivering Homes, Building Communities 2025-2030	National Energy Efficiency Action Plan 2017-2020
Design Standards for Apartments, Guidelines for Planning Authorities (2025)	Strategy for the Future Development of National and Regional Greenways 2018
Rebuilding Ireland: Action Plan for Housing and Homelessness - 2016	The National Broadband Plan 2020
Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)	National Landscape Strategy for Ireland 2015-2025
National 4 th Biodiversity Action Plan 2023-2030	Architectural Heritage Protection Guidelines for Planning Authorities (2011)
National Planning Framework	Heritage Ireland 2030

National & Regional Plans and Programmes	
National Strategic Plan for Aquaculture Development 2014- 2020	Food Harvest 2020
National CFRAMS Programme	National Adaptation Framework Planning for a Climate Resilient Ireland 2018 and Review of the National Adaptation Framework 2022
River Basin Management Plan for Ireland 2022-2027	Climate Action Plan 2025
River Basin Management Plan 2022-2027	Water Services Strategic Plan / Capital Investment Programme (Uisce Éireann)
Water Action Plan 2024, A River Basin Management Plan for Ireland	Ireland's State of the Environment Report 2024
The Planning System and Flood Risk Management (2009)	Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study
Waste Action Plan for Circular Economy – Ireland's National Waste Policy 2020-2025	National Waste Management Plan for a Circular Economy 2023-2029

Table 4.3 Relevant Local Plans and Programmes

Local Plans and Programmes	
Dublin City Development Plan 2022-2028 (as varied)	Dublin City County Council Documentation: Dublin City Biodiversity Action Plan 2021 – 2025
Dublin City Climate Action Plan 2024-2029	Volume 1: DCC Dublin City Invasive Alien Species Action Plan (2016-2020)
Dublin Agglomeration Environmental Noise Action Plan 2018-2023.	The Heart of Dublin: City Centre Public Realm Masterplan 2016 - 2034
Dublin City Parks Strategy 2019-2022	Dublin City Tree Strategy 2016-2020
Dublin City Sport and Wellbeing Strategy 2017- 2020	Dublin Tree Canopy Study 2017
Dublin City Play Strategy 2022-2027	Your City, Your Space; Dublin City Public Realm Strategy
Dublin City Capital Programme 2025	Dublin City Strategic Heritage Plan 2024-2029
Dublin City Local Economic and Community Plan 2024-2029	The Geological Heritage of Dublin City: An audit of County Geological Sites in Dublin City 2014
Dublin Port Masterplan 2012-2040	

4.3 Key implications and principles arising from the Plan, Policy and Programme Review

Arising from the review, several key principles and implications for the SEA ER can be distilled. It is the intention that these principles will be considered through the SEA process and will serve to inform the assessment. Many of these principles are already included in the Strategic Environmental Objectives developed for the Dublin City Development Plan 2022-2028, and these are applied in the SEA as appropriate.

4.4 UN Sustainable Development Goals

The Dublin City Development PLAN 2022-2028 contributes towards the 2030 *Agenda for Sustainable Development and the Sustainable Development Goals* (SDGs). The 17 no. SDGs were adopted by all UN Member States in 2015, as part of the 2030 Agenda, which set out a 15-year plan to achieve the Goals. Implementation of the Dublin City Development Plan, including the proposed variation must contribute to relevant Sustainable Development Goals, such as:

Goal 3	Good health and wellbeing
Goal 6	Clean water and sanitation
Goal 7	Affordable and clean energy
Goal 8	Decent work and economic growth
Goal 11	Sustainable cities and communities
Goal 13	Climate action
Goal 15	Life on land

4.5 Strategic Environmental Objectives

The purpose of the Strategic Environmental Objectives (SEO) is to ensure that the assessment process is transparent and robust and that the proposed variation considers and addresses potential environmental effects. The SEOs, set for each of the environmental topics, are sourced / adapted from the SEA of the Dublin City Development Plan 2022 2028 and the Dublin City Climate Action Plan 2024 -2029.

In addition, the key environmental priorities identified in the EPA State of the Environment report for 2024 are presented in [Table 4.4](#) and the relationship between the Strategic Environmental Objectives (SEOs) and UN Sustainable Development Goals are provided in [Table 4.5](#).

Table 4.4 EPA State of Environment 2024 Key Priorities

Delivering a national policy position on the environment	
We urgently need to have a national policy position on the environment to address the complex interactions, synergies and trade-offs across environmental policy areas and to deal with its interactions with other policy domains.	
Driving policy implementation	
We must rigorously implement existing environmental plans and programmes to achieve the benefits that they were developed to deliver.	
Transforming our systems	
Transformation of our energy, transport, food and industrial sectors is critical to achieving a sustainable future.	
Scaling up investment in infrastructure	
Investment in water, energy, transport and waste management infrastructure is essential to protect the environment now and into the future.	
Protecting the environment to protect our health	
Protecting the environment is key to protecting our health and we must act to reduce the modifiable risks to our health from environmental exposures.	

Table 4.5 Key Principles and Implications for SEA of the Variation to the Dublin City Development Plan 2022-2028 and EPA's Ireland Environment 2024

Strategic Environmental Objectives (SEOs) from the Dublin City Development Plan 2022-2028		Sustainable Development Goals
Biodiversity (Flora & Fauna) (B)	(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.	Goal 3: Ensure healthy lives and promote well-being for all at all ages.
	(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.	Goal 6: Ensure availability and sustainable management of water and sanitation for all.
	(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.	Goal 13: Take urgent action to combat climate change and its impacts.
	(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.	Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development. Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss
Population & Human Health (PHH)	(PHH_1) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.	Goal 3: Ensure healthy lives and promote well-being for all at all ages.
	(PHH_2) Provide high quality residential, community, working and recreational environments with access to sustainable transport options.	Goal 6: Ensure availability and sustainable management of water and sanitation for all.
	(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services	Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all. Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialisation and foster innovation.
	(PHH_4) Protect human health and well-being from environment- related pressures.	Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable. Goal 12: Ensure sustainable consumption and production patterns. Goal 13: Take urgent action to combat climate change and its impacts.

Dublin City Development Plan 2022-2028: Variation No.11

Strategic Environmental Assessment (SEA) Environmental Report

Strategic Environmental Objectives (SEOs) from the Dublin City Development Plan 2022-2028		Sustainable Development Goals
		Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development.
Soils & Geology (SG)	(SG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.	Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.
	(SG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the city.	Goal 12: Ensure sustainable consumption and production patterns.
	(SG_3) Safeguard designated geological sites	Goal 13: Take urgent action to combat climate change and its impacts. Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.
Water Quality (W)	(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the Water Framework Directive and Marine Strategy Framework Directive objectives and measures.	Goal 6: Ensure availability and sustainable management of water and sanitation for all. Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.
	(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.	Goal 13: Take urgent action to combat climate change and its impacts.
	(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.	Goal 14: Conserve and sustainably use the oceans, seas and marine resources for sustainable development. Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.
Air Quality & Noise (AN)	(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors, with particular reference to emissions from transport, residential heating and industry.	Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.

Dublin City Development Plan 2022-2028: Variation No.11

Strategic Environmental Assessment (SEA) Environmental Report

Strategic Environmental Objectives (SEOs) from the Dublin City Development Plan 2022-2028		Sustainable Development Goals
	(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.	Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.
	(AN_3) Aim to meet Air Quality Directive standards for the protection of human health - Air Quality Directive.	Goal 13: Take urgent action to combat climate change and its impacts
	(AN_4) Significantly decrease noise emissions associated with traffic and transport and other noise related industry etc.	
Climate Change (CC)	(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.	Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable.
	(CC_2) Integrate sustainable design solutions into the city's infrastructure (e.g. energy efficient buildings; green infrastructure).	Goal 12: Ensure sustainable consumption and production patterns.
	(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.	Goal 13: Take urgent action to combat climate change and its impacts.
	(CC_4) Encourage and promote development resilient to the effects of climate change.	
	(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.	
Cultural Heritage (CH)	(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact from development	Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable. Goal 13: Take urgent action to combat climate change and its impacts.
Landscape & Visual (LV)	(LV_1) Protect and maintain the special qualities of the landscape character of Dublin City, especially concerning areas of high amenity - River Liffey, Royal Canal, Grand Canal and coastline.	Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable. Goal 13: Take urgent action to combat climate change and its impacts.
Material Assets (MA)	(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to match population distribution and protect existing assets, to meet the needs of Dublin City's population.	Goal 6: Ensure availability and sustainable management of water and sanitation for all.

Dublin City Development Plan 2022-2028: Variation No.11

Strategic Environmental Assessment (SEA) Environmental Report

Strategic Environmental Objectives (SEOs) from the Dublin City Development Plan 2022-2028		Sustainable Development Goals
	(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies	Goal 7: Ensure access to affordable, reliable, sustainable and modern energy for all.
	(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.	Goal 9: Build resilient infrastructure, promote inclusive and sustainable industrialization and foster innovation.
	(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.	Goal 11: Make cities and human settlements inclusive, safe, resilient and sustainable. Goal 12: Ensure sustainable consumption and production patterns. Goal 13: Take urgent action to combat climate change and its impacts. Goal 15: Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, combat desertification, and halt and reverse land degradation and halt biodiversity loss.

5 Key Environmental Resources

5.1 Introduction

To date the City Development Plan 2022-2028 has contributed towards environmental protection and sustainable development within the DCC administrative area, the purpose of this section is to provide a summary of the main environmental resources and issues within the plan area.

Baseline data assists in assessing the current state of the environment, facilitating the identification, evaluation and subsequent monitoring of the effects of the proposed Variation. Thus, this information creates a platform whereby existing issues can be quantified, where possible, or qualified thereby ensuring that the implementation of the plan does not exacerbate identifiable problems.

Baseline data will be collected for the various environmental receptors described in the SEA Directive *i.e.* biodiversity, fauna, flora, population, human health, soil, water, air, climate factors, material assets, cultural heritage including architectural and archaeological heritage, and landscape and the interrelationship between the above factors.

This is a first step in the process of evaluating the sensitivity of the environment. The SEA Directive requires that information is provided on 'any existing environmental problems which are relevant to the plan or programme'. Information is therefore provided on existing environmental problems which are relevant to the plan, thus helping to ensure that the plan does not exacerbate any existing environmental problems in the study area.

The environmental aspects are described in line with the legislative requirements, under the following headings:

- Biodiversity (including Flora & Fauna);
- Population and Human Health;
- Land, Soils and Geology;
- Water Quality;
- Air, Noise and Climate;
- Cultural Heritage;
- Landscape;
- Material Assets;
- Interaction of the foregoing; and
- Cumulative Impacts.

5.2 Biodiversity, Flora and Fauna

Dublin City is a large urban environment, with an administrative footprint of 115 sq.km, which is partially built on reclaimed or in-filled lands. The landuse is predominantly built land and artificial surfaces with relatively low levels of green cover. Dublin City's waterways and their riparian zones (river banks and towpaths) and the City's coastline are important wildlife habitats, supporting fish, rare plants, river birds, mammals, and invertebrates. This is in addition to their function as corridors for connecting wildlife throughout the City. Dublin's rivers, canals and coastlines also provide significant recreational amenities for the city.

The city is shaped by its natural and man-made features and is endowed with a spectacular setting on Dublin Bay, and a wealth of amenities. The River Liffey, together with the areas between the canals, containing both the Old City and the Georgian squares, all help to convey the city's strong character and identity. Dublin City

has a number of undeveloped or protected corridors of land, which act as links from the surrounding countryside into the City, from South Dublin, Fingal and Dún Laoghaire - Rathdown. These ecological networks and important corridors include habitats close to the proposed rezoning areas, most notably Dublin Bay (and the associated European sites), the River Tolka, which flows into Dublin Bay, and the Grand Canal, which flows in to the River Liffey and Dublin Bay. The Grand Canal connects the River Shannon to Dublin City and River Liffey / Dublin Bay. These corridors offer potential ecological connectivity via green and blue infrastructure.

The city's natural assets include parks, open spaces, landscapes, watercourses, public squares, coastline and urban tree canopy (tree lined streets), some of which have international importance for biodiversity and provide crucial ecosystem services, including flood defences and carbon sequestration.

The biodiversity of Dublin City is outlined in the Biodiversity Action Plan 2021-2025 and includes the wildlife and habitats found at North Bull Island and along the City's coastline; the Phoenix Park and all public parks; the rivers, canals, and their riparian zones which traverse the City; open spaces linked to historic, educational and other public buildings; roadsides, railway tracks and footpaths; residential 'greens', private gardens, walls and buildings.

Dublin City has c. 70km of inland waterways (rivers and canals) and 23km of coastline. Dublin City's waterways and their riparian zones (river banks and towpaths) and the city's coastline are important wildlife habitats, supporting fish, rare plants, river birds, mammals, and invertebrates, in addition to their function as corridors for connecting wildlife throughout the city. Dublin's rivers, canals and coastlines also provide significant recreational amenities for the city.

Dublin City supports a range of flora and fauna, which is afforded legal protection under Irish and European legislation. Some of the species include the Common Pipistrelle Bat, the Light-Bellied Brent Goose and the Kingfisher.

Species legally-protected by the Flora Protection Order include Hairy St. John's-wort which is found in the Phoenix Park and the Hairy Violet. Other plant species protected by the Flora (Protection) Order, 2022, (Statutory Instrument S.I. No. 235 of 2022) recently recorded from the DCC administrative area are the Opposite-leaved Pondweed, from the Grand and Royal Canals, Lesser Centaury from the North Bull Island, and the Thread mosses *Bryum intermedium*, *Bryum uliginosum* and *Bryum warneum*, and Petalwort, a liverwort, all also from the North Bull Island.

Key ecological sensitivities within DCC administrative area include those relating to:

- Special Areas of Conservation (SAC), Special Protection Areas (SPAs), which are designated within / adjacent to the Plan area.
- Proposed Natural Heritage Areas (pNHAs).
- Ecological networks and connectivity.
- Aquatic and riverine ecology associated with various rivers and their tributaries and riparian buffer zones. Canals, wetlands and hedgerows.
- UNESCO Biosphere Reserve.
- Certain entries to the Water Framework Directive Register of Protected Areas.
- Designated Shellfish Waters.
- Salmonid Waters.
- RAMSAR Sites.

- Wildfowl Sanctuaries.
- Nature Reserves.
- Tree Preservation Orders (TPOs).
- Other sites of high biodiversity value or ecological importance.

5.2.1 Designated Sites

Dublin City (including adjacent Plan areas), include a number of areas designated for protection under the EU Habitats Directive (92/43/EEC) which form part of a European network of important ecological sites known as the Natura 2000 network. These include Special Areas of Conservation (SACs), which are legally protected under the EU Habitats Directive (92/43/EEC) and are selected for the conservation of Annex I habitats and Annex II species, and Special Protection Areas (SPAs), which are protected under the European Union Directive on the Conservation of Wild Birds 2009/147/EC. In Ireland, SACs and SPAs are known as European sites.

The European sites in Dublin Bay and beyond (refer to [Figure 5.1](#)) are hydrologically connected to the Plan area via the city watercourses, including those most relevant to the Variation: the River Tolka, River Liffey, Royal Canal and Grand Canal – refer also to Appropriate Assessment Screening and Natura Impact Report (NIR).

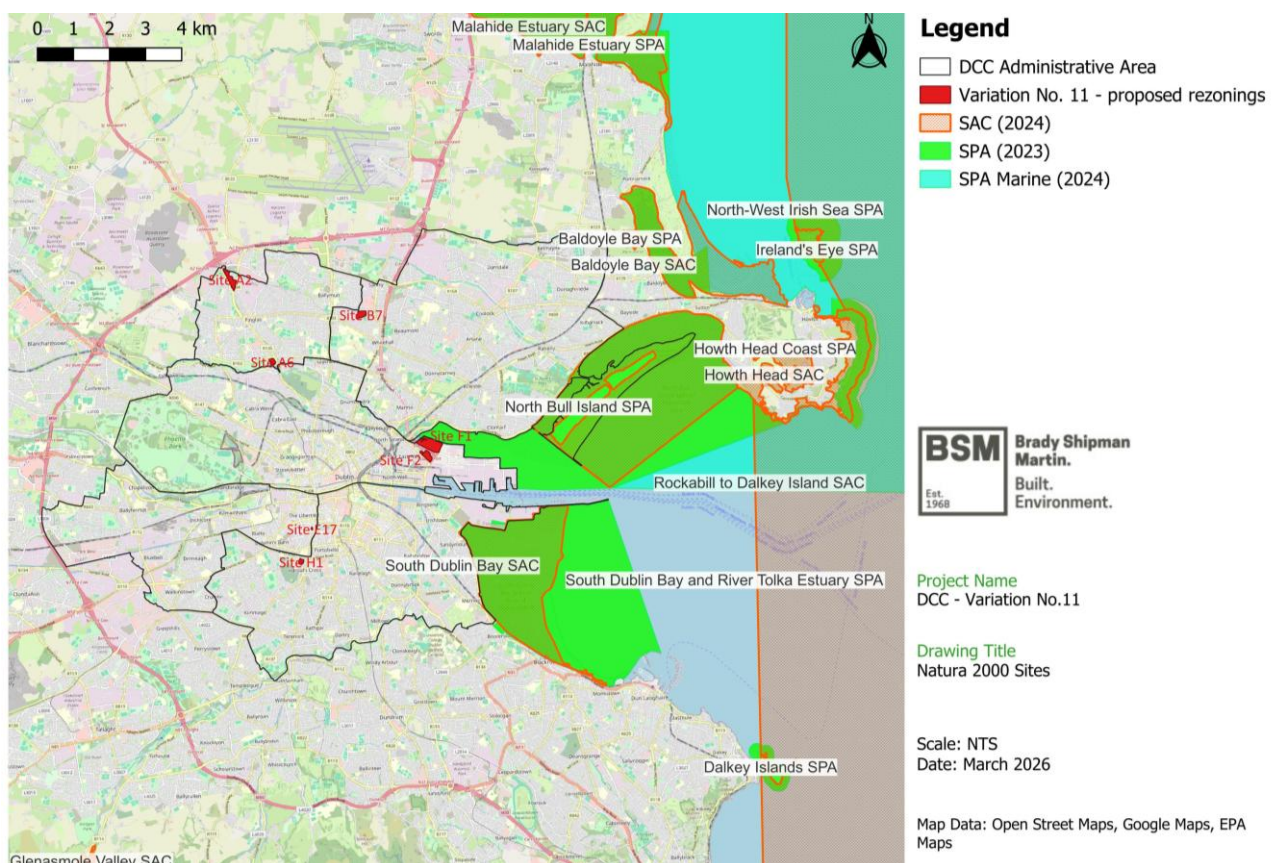


Figure 5-1: Rezoning (7no. shaded in red) and Location of European sites

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, including geological / geomorphological sites in need of protection through NHA designation.

NHAs are designated under the Wildlife (Amendment) Act 2000. There are no NHAs within or adjacent to the plan boundary.

Proposed NHAs (pNHAs) were published on a non-statutory basis in 1995, but have not since been statutorily proposed or designated. This network of NHAs and pNHAs provides supporting or stepping stone functions to the SAC and SPA network – refer to [Figure 5.2](#).

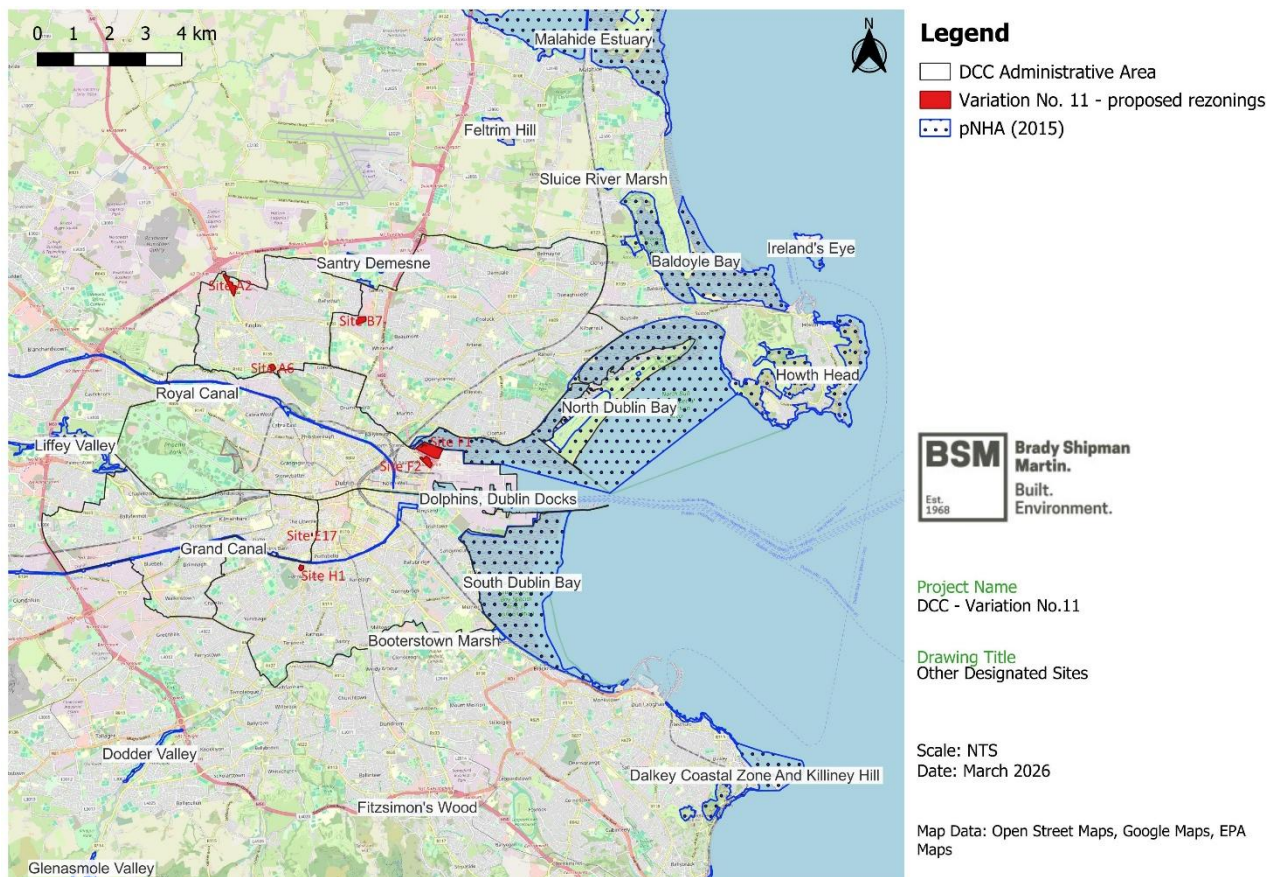


Figure 5.2: Rezoning (7no. shaded in red) and Location of proposed Natural Heritage Areas

5.2.2 UNESCO Biosphere Reserve

In 1981, UNESCO recognised the importance of Dublin Bay by designating North Bull Island as a biosphere reserve because of its rare and internationally important habitats and species of wildlife. In 2015 the designation was extended to the wider Dublin Bay reflecting the Bay's significant environmental, economic, cultural and tourism importance.

The biosphere reserve which now covers Dublin Bay, reflects its significant environmental, economic, cultural and tourism importance, and extends to over 300 sq.km. Over 300,000 people live within the enlarged biosphere reserve. It is the world's only biosphere reserve to include substantial areas of a capital city.

Rezoning sites F1: Lands at EastPoint and F2 Lands at East Wall are located within the buffer area of the designation – refer to [Figure 5.3](#).

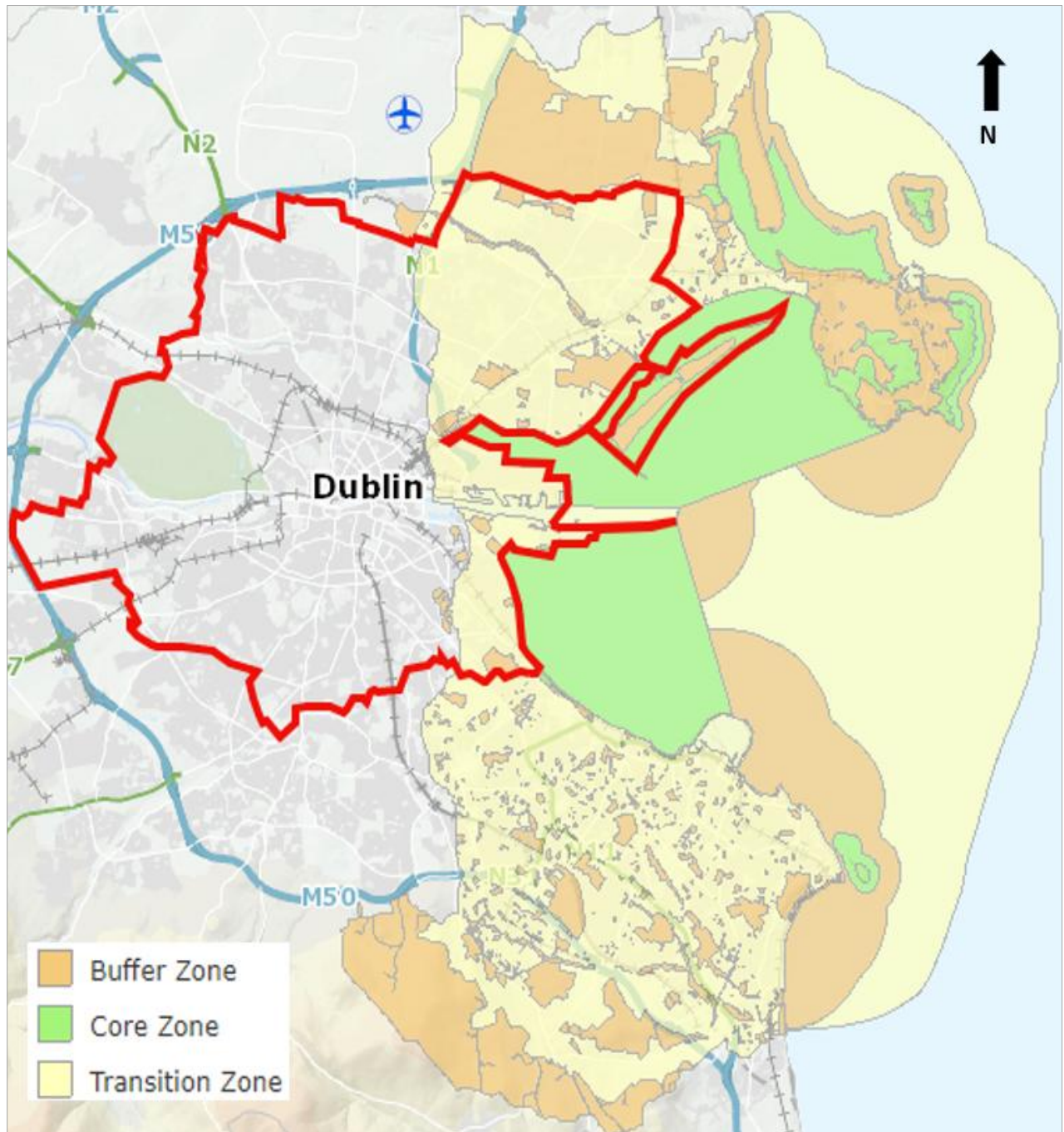


Figure 5.3: Dublin Bay UNESCO Biosphere Reserve

5.2.3 CORINE Land Cover Mapping

The CORINE land cover mapping (2018) for Dublin City classifies land cover under various headings as shown on [Figure 5.10](#) - in [Section 5.4](#) of this report. The most common land covers within the Plan area are artificial surfaces / urban fabric, with artificial surfaces / industrial and commercial units around Dublin Port and along the northern and western boundary. Artificial non-agricultural vegetated areas / green urban areas are located at the Phoenix Park and along coastal areas including Bull Island.

All of the lands for the rezonings are artificial surfaces / urban fabric, with artificial surfaces / industrial and commercial units.

5.2.4 Existing Biodiversity Issues

Ireland is currently experiencing a decline in floral and faunal populations. Implementation of measures to achieve the requirements of the Habitats Directive and the objectives of the Water Framework Directive (WFD) are likely to benefit protected sites in the future.

Developments and activities associated with urban developments, tourism and recreation, ports, coastal and fluvial flood defence schemes as well as a wide range of infrastructural works (including road works, water and wastewater disposal) that are located within, or close to, ecologically sensitive sites and species can give rise to significant environmental pressures.

Invasive species have been and to some extent still are a significant challenge in the city. DCC recognised this issue in 2016 when it adopted the Dublin City Invasive Species Action Plan 2016-2020. Actions proceeding from this plan have had considerable success with widespread treatment and removal of Japanese knotweed and Himalayan Balsam from DCC lands in parks and especially along the River Dodder. Control of invasive species is an on-going action.

Existing biodiversity issues / pressures and threats on Ireland's habitats and species, which are also relevant to the Dublin City administrative area, include:

Notwithstanding, that the majority of the plan comprises developed lands, potentially negative / adverse effects from both the construction and operation of development and their associated infrastructure include:

- Effects on biodiversity in designated sites (i.e. European or national sites) and annex habitats and species, listed species, ecological connectivity and disturbance to biodiversity and flora and fauna, arising from the development of lands.
- Effects on existing green infrastructure and associated ecosystem services, ecological connectivity and non-designated habitats.
- Effects on biodiversity and flora and fauna that help contribute to protecting natural capital and the environmental vectors of air, water and soil.
- Habitat disturbance (due to noise, lighting etc.) and displacement of protected species.
- Effects on population in terms of provision of accommodation, amenity, community and social infrastructure.
- Effects on human health as a result of damage or loss to natural capital and environmental vectors including air and water.
- Effects on hydrogeological and ecological function of soil resources.
- Effects on the status of waterbodies (including groundwater, surface water, lakes and coastal waters) arising from changes in quality, flow and / or morphology.
- Effects on surface water run-off that is discharged to waterbodies and not providing appropriate wastewater treatment.
- Effects on the risk and extent of flooding.
- Effects on drinking water regulations and servicing new development with adequate drinking water.
- Effects on carbon emissions, meeting national and European environmental objectives.
- Effects on protected and unknown archaeology and architecture arising from the construction and operation of development.
- Effects via visual impacts and / or conflicts with the appropriate protection of designations relating to the landscape.
- Effects on waste levels generation.

- Effects via interactions or cumulation of effects between waste, soil, water, biodiversity and human health.

5.3 Population and Human Health

Since the adoption of the current Plan, Dublin City has experienced significant population growth and economic development and is home to over half a million people. The city has seen strong performance in the technology and financial services sector and a major international technology hub has developed in Dublin Docklands.

The Planning and Development Act 2024 (as amended), mandates that the City Development Plan is consistent with the National Planning Framework and the Regional Spatial and Economic Strategy. 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.

Accordingly, 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 and the purpose of Variation No.11 is to provide for additional zonings to meet the demand for residential development in the city.

5.3.1 Human Health

Human health has the potential to be impacted upon by a wide range of environmental factors such as air, water or soil through which contaminants could accumulate and have potential to cause harm through contact with human beings – refer to [Figure 5.4](#). Hazards or nuisances to human health can arise due to exposure to these vectors, for example arising from incompatible adjacent land uses. The impact of development on human health is also influenced by the extent to which new development is accompanied by appropriate infrastructure and the maintenance of the quality of water, air and soil. It is also appreciated that new development or environmental change can elevate stress and affect mental health of local populations.

There are strong links between income and health, as it is recognised that the sustainability of current and future economic activity is an important element in protecting and promoting population health and in reducing poverty and deprivation. However, emphasising economic growth without due regard for social and environmental consequences of such growth can have negative impacts on health both for the population as a whole and for groups within the population.

Access to multiple public transport modes and maximizing the movement of people via sustainable modes (including walking) is important for human health. A shift to using multiple public transport modes, which can incorporate walking, means less energy consumption, fewer emissions and more active, healthy and social communities.

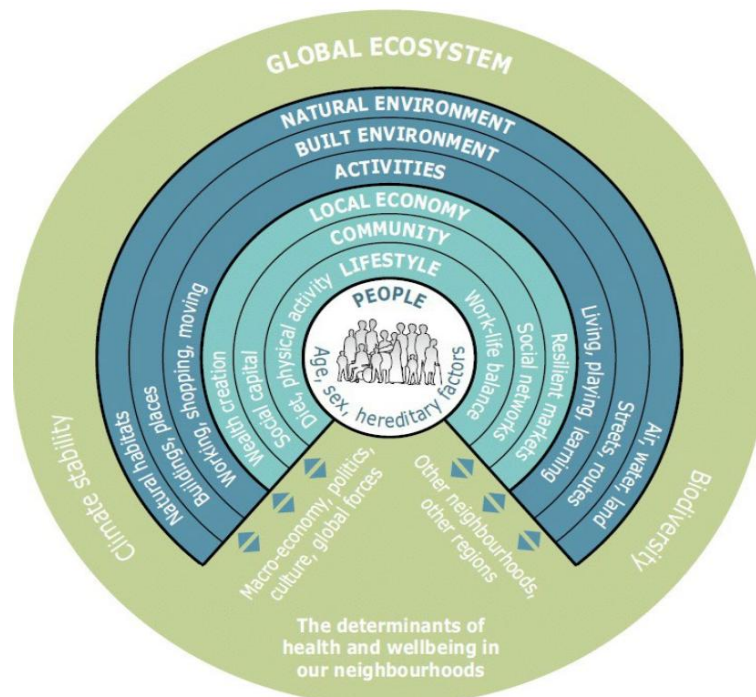


Figure 5.4: The determinants of health and well-being in our neighbourhoods (Source: Human ecology model of a settlement, Barton and Grant, 2006)

5.3.2 Noise and Human Health

The objectives of EU and Irish noise legislation is ‘to avoid, prevent or reduce harmful effects on human health and the environment as a whole’, and this includes noise nuisance. The Noise Directive - Environmental Noise Directive (END) 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing community policy on noise reduction from source. The Directive requires competent authorities in Member States to draw up:

- Strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; and
- Action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and inform and consult the public about noise exposure, its effects, and the measures considered to address noise.

The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.

Figures 5.5 overleaf presents Noise Mapping from Roads is presented on **Figure 5.5** and from Rail sources on **Figure 5.6**.

Dublin City Development Plan 2022-2028: Variation No.11

Strategic Environmental Assessment (SEA) Environmental Report

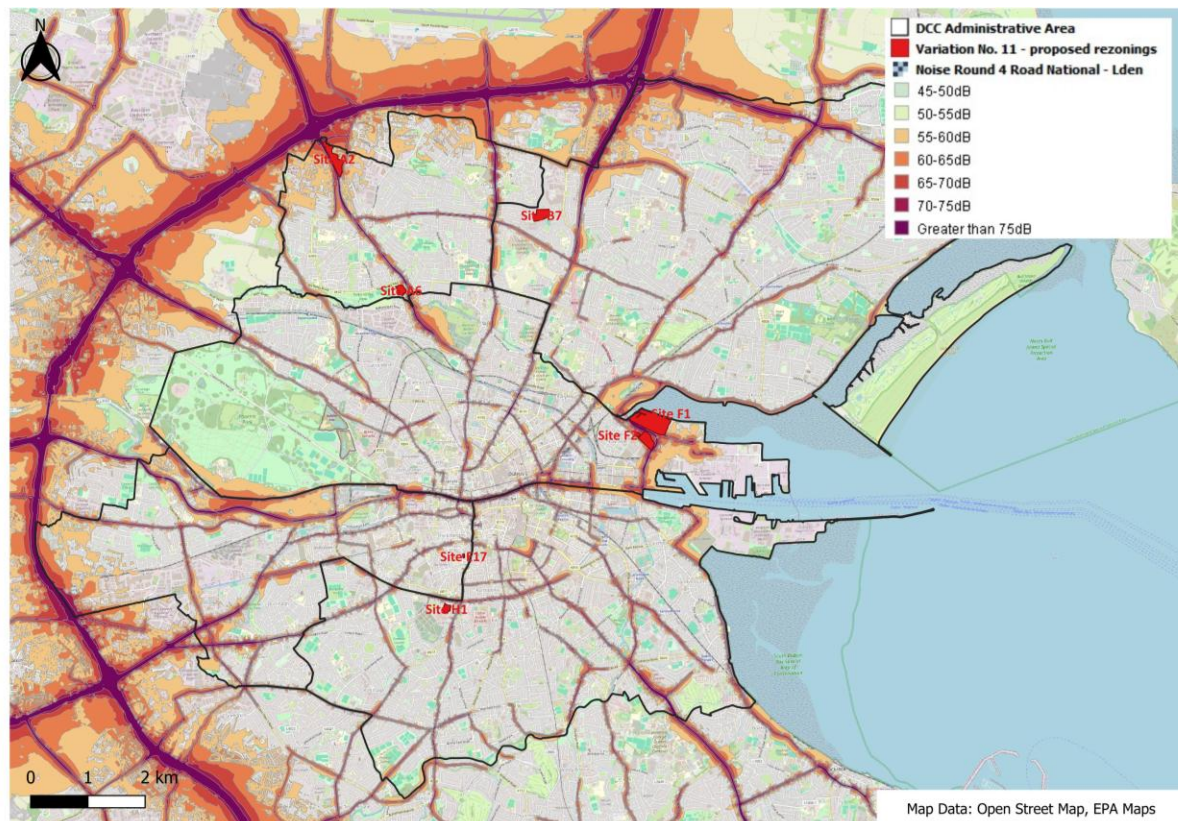


Figure 5.5: Rezoning (7no. shaded in red) and Road Noise in the City

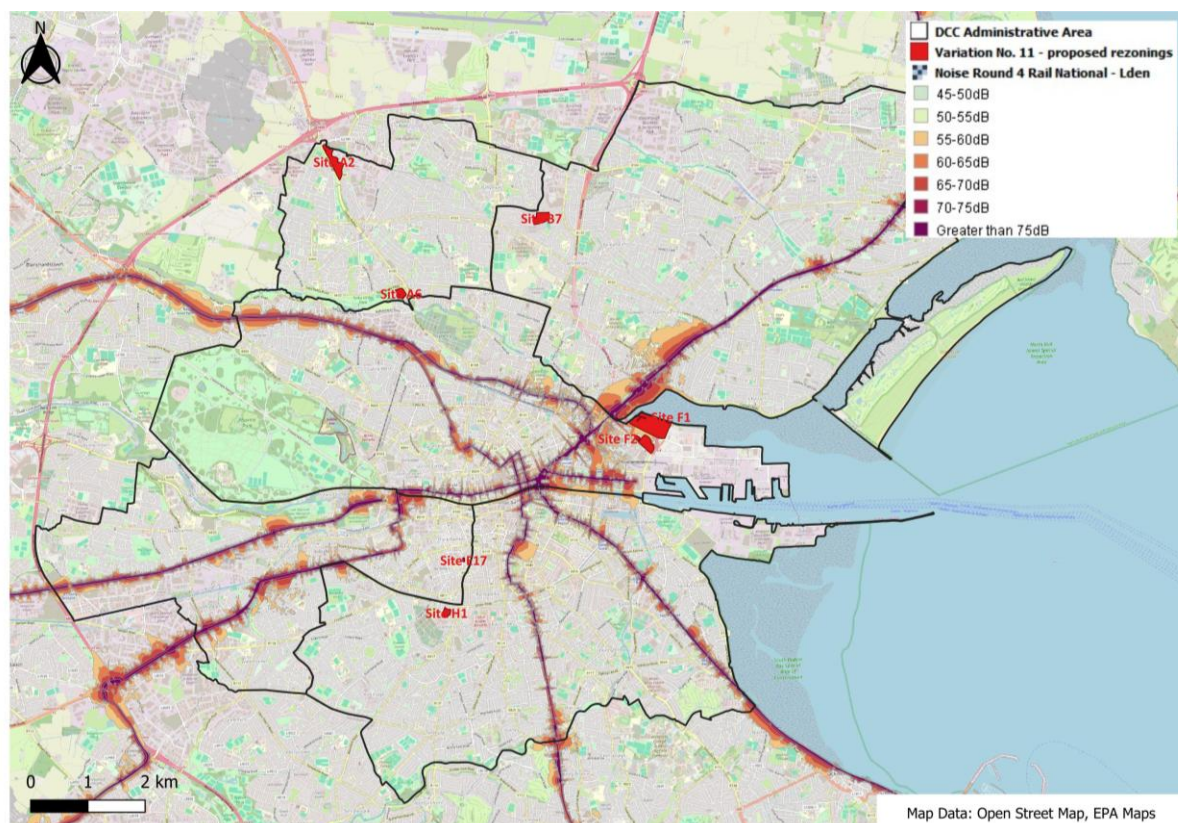


Figure 5.6: Rezoning (7no. shaded in red) and Rail Noise in the City

5.3.3 Air Quality and Human Health

The Environmental Protection Agency (EPA) has developed four zones to represent all the potential types of air quality background that are likely to exist in Ireland. These four zones are stated in the Air Quality Regulations (2002) and Dublin is located with Zone A Dublin Conurbation.

Figure 5.7 below shows the proposed rezonings on air quality mapping for Dublin City.

The main source of NO₂ in Ireland is from road transport. Diesel engine vehicles produce more NO₂ than petrol vehicles. Other sources of NO₂ in Ireland include:

- off-road machinery (for example, earth movers and lawnmowers),
- industrial and construction activities, and
- electricity and heat production equipment such as central heating boilers and generators

PM_{2.5} is also known as 'fine particulate matter'. This is the most important pollutant in Ireland from a health perspective. It is estimated to cause ~1,300 premature deaths in Ireland annually. The main source of fine particulate matter in Ireland is from the burning of solid fuel to heat homes.

A study by UCD and DCU in 2024¹⁶ found high levels of nitrogen dioxide and fine particulate matter across Dublin's inner city, with particularly high concentrations on Cork Street, along the Quays, on O'Connell Street and in the area around Temple Bar. The data showed that during the sampling period, 49.4% of days exceeded World Health Organisation (WHO) guidelines for NO₂ levels, with peaks during rush hours, especially in winter.

Research evidence also highlighted there was no safe level of air pollutants to cause adverse effects, and that persistent efforts to mitigate air pollution, even at relatively lower levels, will continue to yield health benefits for the public¹⁷.

¹⁶ Chen, J., Mölter, A., Gómez-Barrón, J.P. et al. Evaluating background and local contributions and identifying traffic-related pollutant hotspots: insights from Google Air View mobile monitoring in Dublin, Ireland. *Environ Sci Pollut Res* 31, 56114–56129 (2024). <https://link.springer.com/article/10.1007/s11356-024-34903-5>

¹⁷ <https://pmc.ncbi.nlm.nih.gov/articles/PMC11420298/>

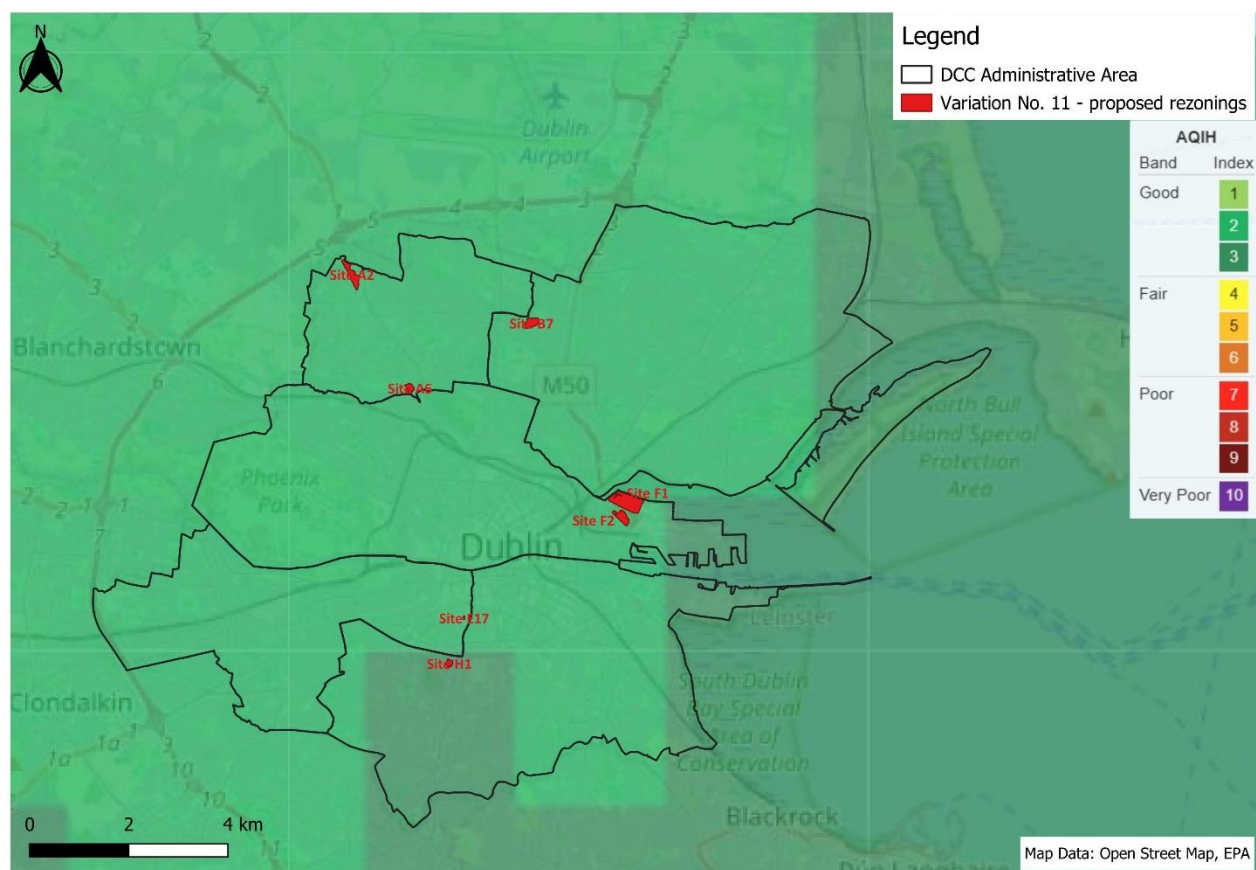


Figure 5.7: Rezoning (7no. shaded in red) and Air Quality in the City

5.3.4 Climate Change

The Dublin City Council *Climate Action Plan 2024-2029* sets out three targets that are interdependent:

- A 51% reduction in greenhouse gas emissions in line with our National Climate Objective by 2030, while striving for neutrality before 2050 as per Dublin City's participation in the EU Mission for 100 Climate Neutral and Smart Cities (Net Zero Cities).
- A Climate Resilient City prepared for the known and unknown impacts of climate change
- A Just Transition meaning that the actions we take do not cause harm.

At plan level, contributing to the legally binding net Zero no later than 2050 and a 51% reduction in emissions by end of 2030 included in the Climate Action and Low Carbon Development (Amendment) Act 2021 will mean embedding climate change actions through all land use planning, including the Variation No. 11.

The Dublin City Council Climate Change Action Plan 2024-2029, Climate Neutral Dublin 2030 has acknowledged the effects of climate change. The change has already significantly affected Dublin City at a rate that is likely to become more frequent and intense. Climate Neutral Dublin 2030 sets out the actions that Dublin City Council is taking to prepare our city and people living here for the known impacts of climate change – flooding, sea level rise, extreme weather events, and drought. Climate Neutral Dublin 2030 sets out how the City Council will mitigate greenhouse gas emissions and contribute the global effort to limit warming to below 1.5°C.

5.3.5 Population and Human Health Issues

Existing population and human health issues / pressures on the population of the Dublin City administrative area, include:

- Population / Households - there is an increasing demand for housing units in the city.
- Flooding - Dublin City is vulnerable to fluvial and coastal flooding events which occur as a result of storm events.
- Underutilised Lands - large areas of the city that are well served by existing / proposed infrastructure and public transport remain undeveloped or underdeveloped. Concentrations of underutilised lands are evident in a number of areas of the city (e.g. Liberties, North-East Inner City).
- Inner City - ensuring that the inner city and suburbs are neighbourhoods that offer a choice of homes for a diverse mix of households and communities and aligning the provision of appropriate physical and social infrastructure, including green infrastructure, with future development and areas of consolidation and intensification.
- Health and Well-being - addressing deficits of green space due to the historic development of the city and retrofitting green infrastructure into existing built-up areas.
- Climate Change - potential impacts of climate change on human health from changes to local weather, including prolonged periods of hot or cold weather - which can lead to heat and cold stresses and their associated effects.
- Climate Change - ensuring the long-term resilience of the city to climate change and ensuring that it is as a place where people can and want to live and work.

5.4 Soil and Geology

The plan area is underlain by limestone bedrock which is well draining. All of the sites for the proposed rezonings comprise existing developed and brownfield lands, where soils have been disturbed, transported or manipulated by activity in the urban environment. The majority of the sites are located on Locally Important Bedrock Aquifers (refer to [Figure 5.8](#)).

Sites F1, F2 and B7 are located on a Low Vulnerability Aquifer, while sites H1 and E17 are on a Low Vulnerability Aquifer. Sites A2 and A6 are located on a High / Extreme Vulnerability Aquifer (refer to [Figure 5.9](#)).

Corine landcover classifies all the Variation No 11 lands as either continuous urban fabric or Industrial or commercial units (refer to [Figure 5.10](#)).

Dublin City Development Plan 2022-2028: Variation No.11
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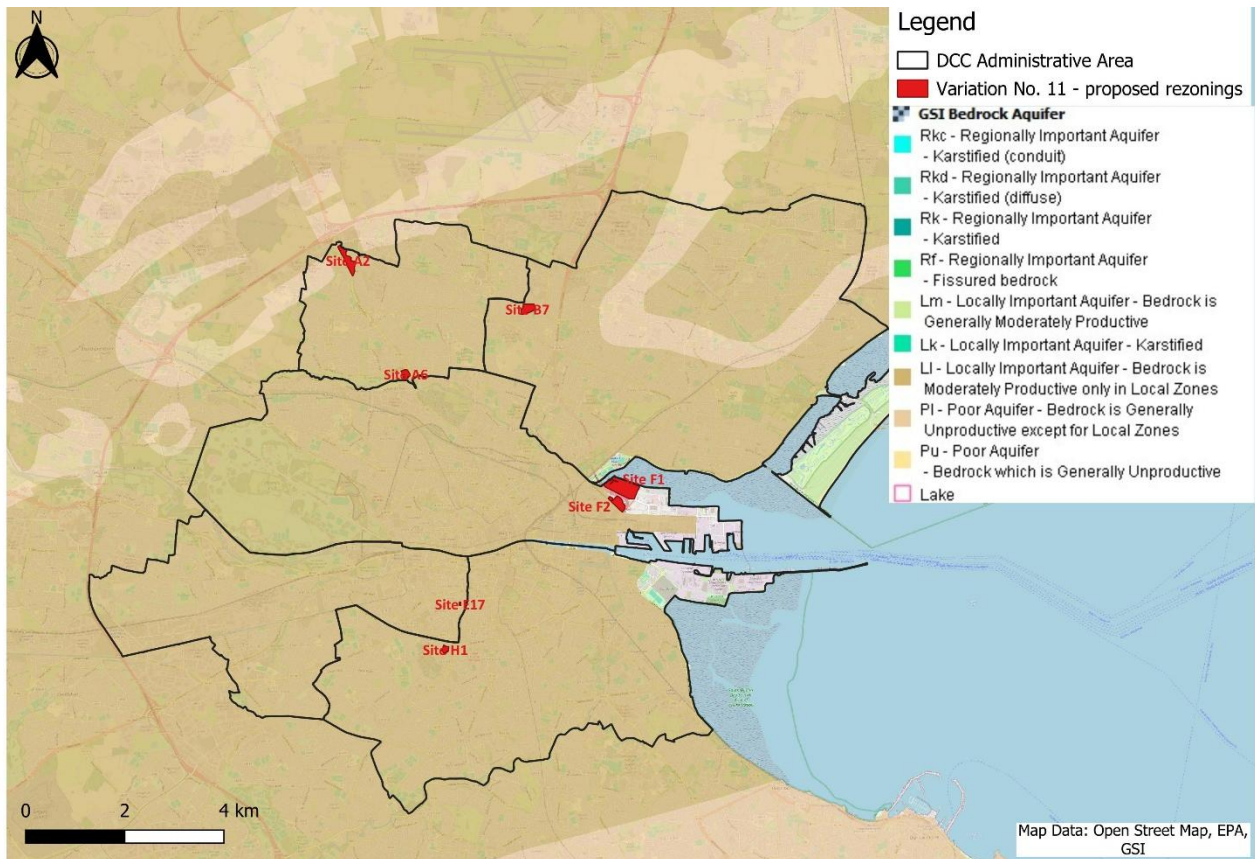


Figure 5.8 Rezoning (7no. shaded in red) on GSI bedrock Aquifer Importance

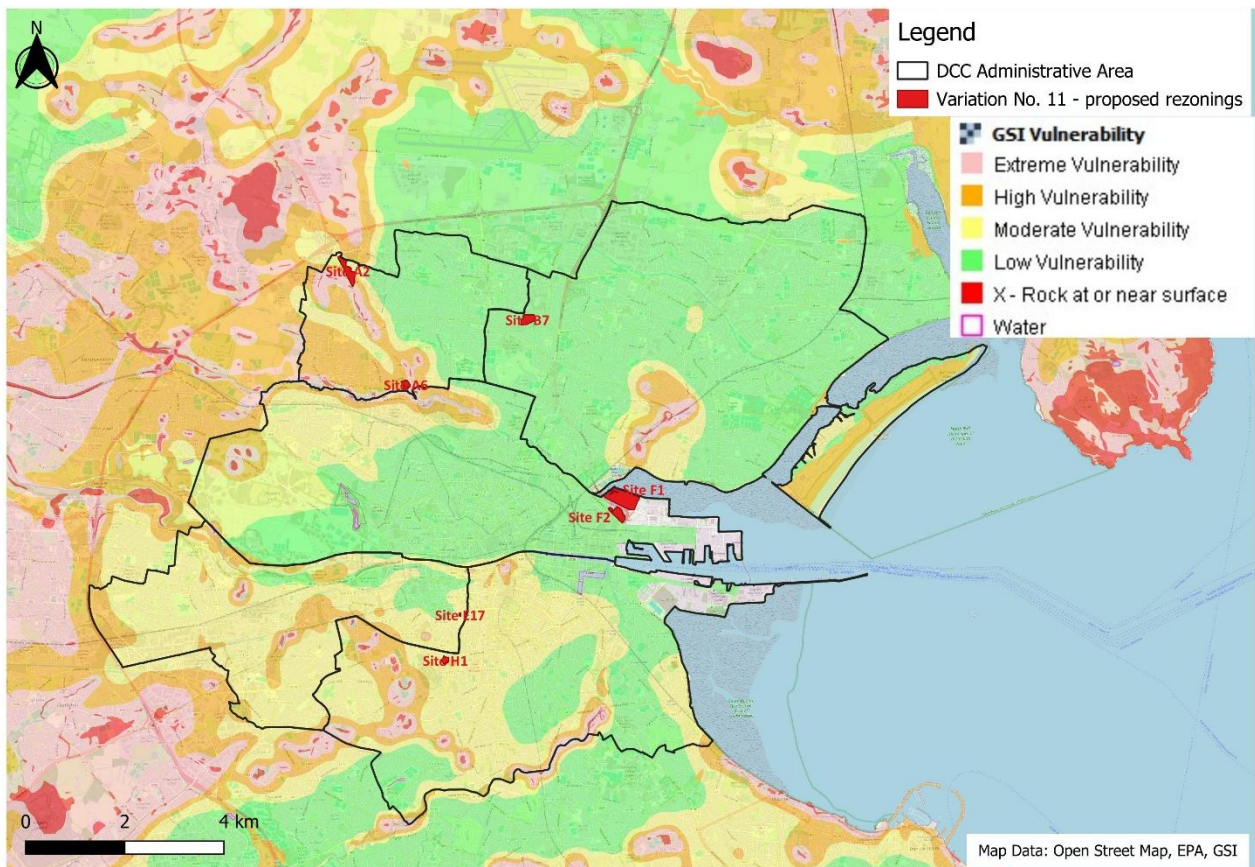


Figure 5.9 Rezoning (7no. shaded in red) on GSI Aquifer Vulnerability

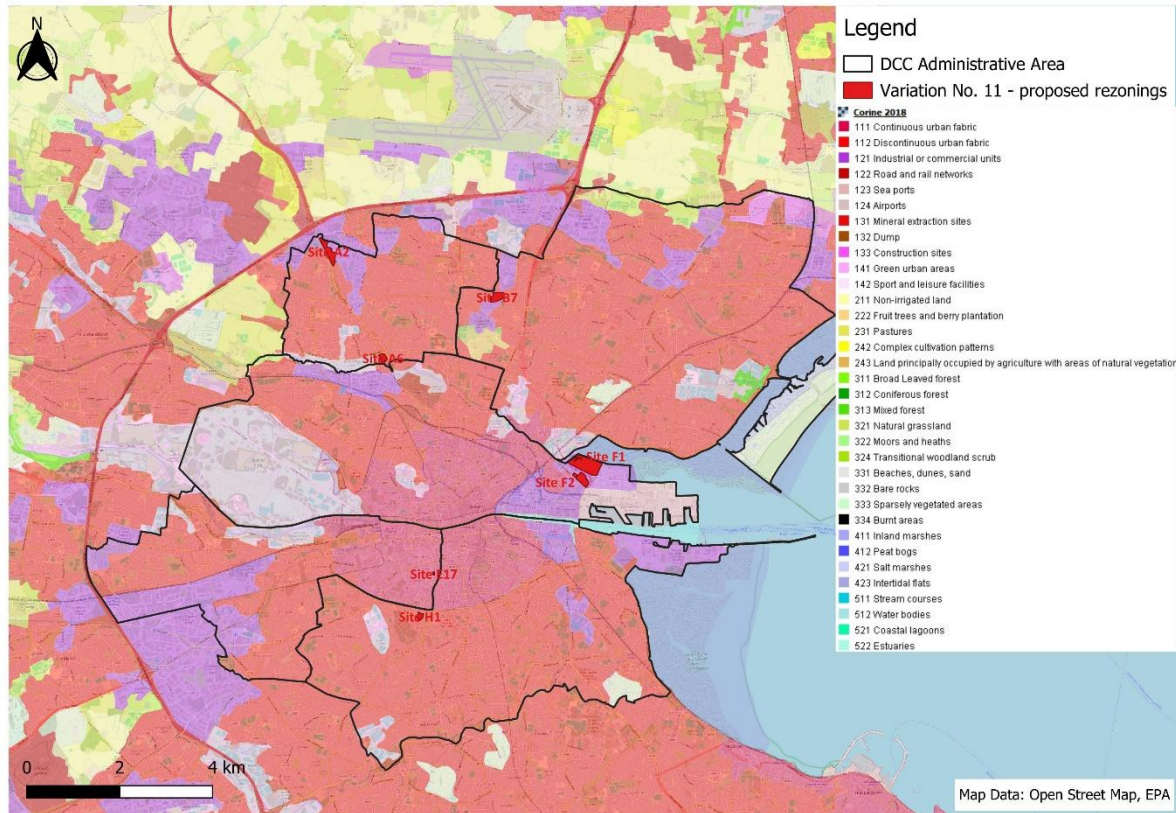


Figure 5.10: Rezonings (7no. shaded in red) on CORINE Landcover Mapping

5.5 Water Resources, including Flooding

The Water Framework Directive (WFD) establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters, groundwater, canals and other artificial bodies for the benefit of everyone.

The Water Framework Directive establishes a framework for the protection of all waters including rivers, lakes, estuaries, coastal waters, groundwater, canals and other artificial bodies for the benefit of everyone. The rezonings are located within the catchment areas set out on [Figure 5.11](#), which also shows the EPA Water Framework Directive (WFD) dataset for the period 2019–2024.

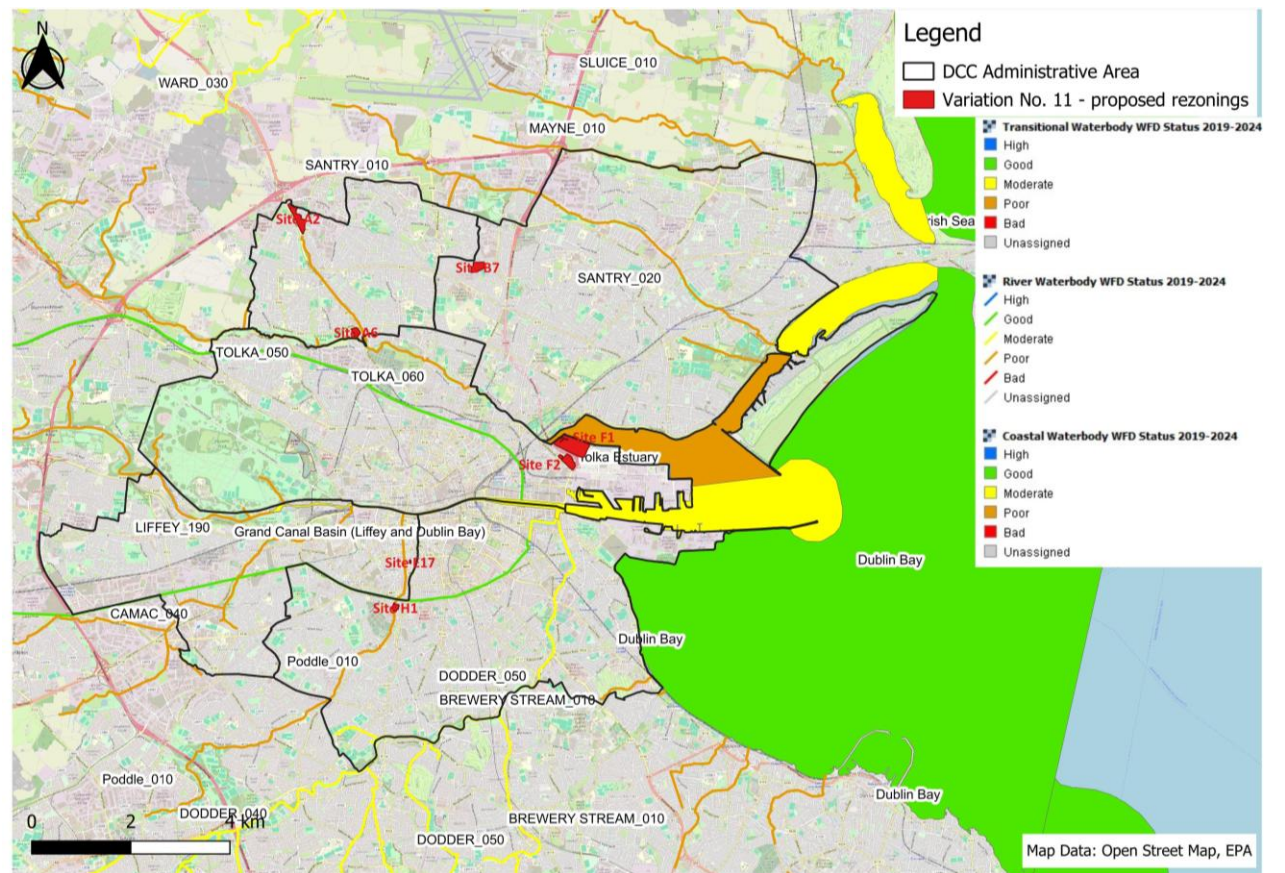


Figure 5.11 Rezoning (7 no. shaded in red) and WFD Surface Water Quality

The Geological Survey of Ireland (GSI) rates aquifers according to both their productivity and vulnerability to pollution. Groundwater vulnerability maps are based on the type and thicknesses of subsoils (sands, gravels, glacial tills (or boulder clays), peat, lake and alluvial silts and clays), and the presence of karst features. Groundwater is most at risk where the subsoils are absent or thin and, in areas of karstic limestone, where surface streams sink underground at swallow holes. Aquifer vulnerability is the ease with which pollutants of various kinds can enter into groundwater. The vulnerability of aquifers underlying the Variation No. 11 lands range from low, to moderate to high (refer to [Section 5.4](#) also).

The proposed Variation relates to the rezoning of 7no. sites – all of which are either already developed or are brownfield lands. However,

- Site F1: Lands at EastPoint directly adjoin the River Tolka Estuary and Dublin Bay coast.
- Site A2: Lands at North Road The Finglas Stream passes to the southeast of the lands and floods into the southeastern corner of the lands.
- Site A6: Finglas Business Park is located north of the River Tolka valley.
- Site H11: Lands at Greenmount Industrial Estate is located south of the Grand Canal and the River Poddle is culverted under the lands.
- Site E17: Lands at Fumbally Lane – the River Poddle is culverted to the west of the lands.

5.5.1 Flooding

Flood risk is a key consideration in preparing the Variation No. 11. The Flood Risk Guidelines seek to ensure that development avoids flood risk, substitute less vulnerable uses when avoidance is not possible, and mitigate and manage the risk where avoidance and substitution are not possible. A strategic flood risk assessment has been prepared to inform Variation No. 11.

5.5.2 Water Quality Issues

The principal threat to water is pollution which can adversely impact on all parts of the water cycle from groundwater to rivers, lakes estuaries and coastal waters.

Any development as part of the Plan has the potential to impact waterbody status, water usage, flood risk and generate wastewater. The Plan must fully meet the requirements of the WFD and the Groundwater Directive and aim to drive improvement to water quality in both the short and long-term. Existing water quality issues / pressures and threats on waterbodies within and adjacent to the Dublin City administrative area, include:

- Water - the surface waterbodies in Dublin City need to be improved to achieve 'good' ecological status in waterbodies by 2027.
- Water - water contamination arising through poor working practices, leakages or accidental spillage of materials if efficient pollution control measures are not fully implemented and maintained.
- Water - pressure on water sources also comes from land-use changes, industry, urbanisation, and erosion.
- Water - upstream pollution, combined sewer overflows, misconnection of wastewater from individual houses and urban run-off plus culverting / changes to river channels.
- Groundwater - the development and implementation of a wastewater leak detection programme. Groundwater WFD Quality Status in Dublin City was generally 'good' and they need to be protected to prevent deterioration.
- Surface, ground and coastal waters - are at risk of pollution from wastewater treatment systems in the vicinity of waterbodies.

5.6 Air Quality and Climate

The landscape in Dublin City is characterised by its predominantly urban fabric, its diverse styles of EU legislation on air quality requires that Member States divide their territory into zones for the assessment and management of air quality, where reporting of national air pollutants and air quality is an obligation for all European member states.

5.6.1 Ambient Air Quality Standards

In order to reduce the risk to health from poor air quality, national and European statutory bodies have set limit values in ambient air for a range of air pollutants. These limit values or "Air Quality Standards" are health or environmental-based levels for which additional factors may be considered.

The applicable standards in Ireland include the Air Quality Standards Regulations 2011, which incorporate EU Directive 2008/50/EC, which has set limit values for NO₂, PM₁₀, PM_{2.5}, benzene and CO. Although the EU Air Quality Limit Values are the basis of legislation, other thresholds outlined by the EU Directives are used which are triggers for particular actions.

5.6.1.1 National Emission Ceilings Directive

The National Emission Ceilings (NEC) Directive (2016/2284/EU) , Annex II, set emissions reduction commitments for 2020 and 2030, based on a reduction from 2005 emissions, for the five main air pollutants.

5.6.1.2 National Clean Air Strategy

The National Clean Air Strategy will provide an overarching policy framework within which clean air policies can be formulated and given effect in a manner consistent with national, EU and international policy considerations and priorities. The development of this first National Air Pollution Control Programme (NAPCP) is being undertaken in parallel with a number of other relevant national policy frameworks in Ireland.

The Local Authorities in the Dublin Region have prepared the Air Quality Management Plan for improvement in levels of Nitrogen Dioxide in ambient air quality for submission to the EPA. Ambient air quality monitoring is carried out in the Dublin Region by the four local authorities under the direction of the EPA. This involves monitoring for a range of air pollutants specified under European Union rules to ensure that legal standards for air quality are met. Nitrogen Dioxide levels in the Dublin Region are primarily associated with traffic emissions. Nitrogen Dioxide is a significant air pollutant as short-term exposure is linked to adverse respiratory effects including airway inflammation in healthy people and increased respiratory symptoms in asthmatics. Long-term exposure is associated with increased risk of respiratory infection in children.

5.6.1.3 Greenhouse Gas Emission

Ireland's 2030 target under the Effort Sharing Regulation is a 30% reduction of emissions compared to 2005 levels by 2030. The key insights identified include:

- There is a long-term projected decrease in greenhouse gas (GHG) emissions as a result of inclusion of new climate mitigation policies and measures that formed part of the NDP 2018-2027.
- Fossil fuels (i.e. coal, peat and gas) continue to be key contributors to emissions from the power generation sector. However, a significant reduction in emissions over the longer term is projected as a result of the expansion of renewables (e.g. wind, solar), with a move away from coal and peat.
- Growth in emissions from the transport sector continues to be projected which is largely attributed to fuel consumption from diesel cars and diesel freight. A decrease in emissions over the longer-term, most notably in the With Additional Measures scenario, is largely attributed to assumed accelerated deployment of 500,000 electric vehicles and the impact of greater biofuel uptake.
- Agriculture emissions are projected to continue to grow steadily over the period which is mainly a result of an increase in animal numbers particularly for the dairy herd.
- The implementation of additional energy efficiency measures included in the NDP will see a significant reduction in emissions in the residential, commercial / public services and manufacturing sectors over the projected period.

The national Climate Action Plan 2025 provides a detailed plan for taking decisive action to achieve a 51% reduction in overall greenhouse gas emissions by 2030 and setting us on a path to reach net-zero emissions by no later than 2050, as committed to in the Programme for Government and set out in

the Climate Act 2025. The Plan lists the actions that are needed to deliver on the climate targets and sets indicative ranges of emissions reductions for each sector of the economy. It will be updated annually to ensure alignment with our legally binding economy-wide carbon budgets and sectoral ceilings.

5.6.2 Air Quality Monitoring

The EPA manages the national ambient air quality monitoring network and measures the levels of a number of atmospheric pollutants. Dublin is within Zone A for national air quality designated zones in Ireland, where the main sources of air pollution are domestic solid fuel burning, diesel fuelled vehicle emissions, industry and even natural sources such as sea salt and wind-blown dust.

The current trends in air quality in Ireland indicates that air quality in Ireland is generally good, however there are concerning localised issues that are impacting negatively on the air that we breathe. Air quality monitoring results showed that fine particulate matter (PM_{2.5}), mainly from burning of solid fuel in or homes, and nitrogen dioxide (NO₂), mainly from transport, remain the main threats to good air quality. Nitrogen dioxide (NO₂) is an air pollutant associated with urban areas. It is strongly linked with traffic emissions. High levels affect our lung health.

DCC supports the implementation of the 'Air Quality Management Plan' in cooperation with the other Dublin Local Authorities.

5.6.3 Noise: Legislation / Policy / Guidance

The objectives of EU and Irish noise legislation is 'to avoid, prevent or reduce harmful effects on human health and the environment as a whole', and this includes noise nuisance. The Noise Directive - Environmental Noise Directive (END) 2002/49/EC relating to the assessment and management of environmental noise - is part of an EU strategy setting out to reduce the number of people affected by noise in the longer term and to provide a framework for developing existing community policy on noise reduction from source. The Directive requires competent authorities in Member States to draw up:

- Strategic noise maps for major roads, railways, airports and agglomerations, using harmonised noise indicators and use these maps to assess the number of people which may be impacted upon as a result of excessive noise levels; and
- Action plans to reduce noise where necessary and maintain environmental noise quality where it is good; and inform and consult the public about noise exposure, its effects, and the measures considered to address noise.

The Directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities.

Refer to **Figure 5.5** and **Figure 5.6** for noise generation from roads and rail.

5.6.3.1 Dublin Agglomeration Noise Action Plan 2024-2028

The Dublin Agglomeration Noise Action Plan 2024-2028 (NAP) has been prepared jointly by the four Local Authorities in the Dublin Agglomeration. The Plan is implemented through a staged process over five years.

5.6.4 Climate Change - Introduction

Climate Change is a phenomenon that has widespread economic, health and safety, food production, security, and other dimensions. Climate change refers to a long-term, large-scale change in global or regional climate patterns. In recent years, global temperatures have been rising. Urgent action is needed to address climate change and to move Ireland towards a low carbon, climate resilient economy and society.

The ever-increasing rate of carbon dioxide combustion, and the emission of other greenhouse gases (GHG) such as methane and nitrous oxide since the industrial revolution, has resulted in the 'greenhouse affect'. Most greenhouse gases emissions are related to the energy generation, transport, agriculture, and industry sectors.

In Ireland, the expected effects of Climate Change are increased frequency of extreme weather events within the next century. This will include a 20%-30% increase in precipitation, greater rainfall intensity coupled with flash floods and an average annual temperature increase of ~2°C. The potential impacts of Climate Change could have serious consequences for both people and infrastructure along Ireland's coastal areas as well as its rivers.

The *Climate Action and Low Carbon Development (Amendment) Act 2021* was established to provide for the approval of plans by the Government in relation to climate change. This aims at pursuing the transition to a climate resilient, biodiversity rich and climate neutral economy by no later than the end of the year 2050. Ireland's *Climate Action Plan 2025* sets out Ireland's national and sectoral targets in this regard. The purpose of the Climate Action Plan is to lay out a roadmap of actions which will ultimately lead us to meeting our national climate objective of pursuing and achieving, by no later than the end of the year 2050, the transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy. It aligns with the legally binding economy-wide carbon budgets and sectoral emissions ceilings that were agreed by Government in July 2022.

Ireland has annual GHG targets which are set at an EU level and need to be complied with in order to reduce the impact of climate change. These targets set out by the EU under Regulation (EU) 2018/842 on binding annual greenhouse gas emission reductions by Member States from 2021 to 2030 contributing to climate action to meet commitments under the Paris Agreement and amending Regulation (EU) No. 525/2013, have set a target of a 42% reduction in non-ETS (emissions trading scheme) sector GHG emissions by 2030 relative to 2005 levels. In order to help Ireland achieve these EU targets and the eventual goal of net zero by 2050 the Irish government has set national targets and carbon budgets. Impacts to climate as a result of GHG emissions are assessed against the relevant carbon budgets and sectoral emissions ceilings as set out in CAP25.

As per the EU guidance document *Guidance on Integrating Climate Change and Biodiversity into Environmental Impact Assessment* (European Commission, 2013) the climate baseline is first established with reference to EPA data on annual GHG emissions

Future changes in climate and associated impacts on sea level, rainfall patterns/intensity and river flow will influence flooding frequency and extent in the future. Local Authorities in compliance with the Regional Planning Guidelines are attempting to adopt sustainable flood risk strategies in areas likely to be at risk of flooding in the future in the context of climate change and changing weather patterns. Changes to climate could lead to an increase in flooding events in Ireland. The OPW has undertaken a number of Flood Risk Management Studies for different River Basin Districts (RBDs) in Ireland. These studies have identified the areas which are most at risk and future management plans have been advised; these are adopted by the OPW. In some cases, mitigation measures will involve the construction of physical flood defences.

The DCC Climate Action Plan 2024-2029 identifies actions to decarbonise electricity generation, the built environment and transport and to move towards carbon neutrality for agriculture, forest and land use sectors.

5.6.4.1 Climate Issues in Dublin City

The geographic and demographic characteristics make the wider Dublin City area sensitive to a set of climate change risks, which differ from rural, landlocked or sparsely populated regions. As a city, Dublin creates its own unique micro-climate and this can intensify current and future climate impacts. An example of this is the urban heat island effect, making it warmer than the surrounding semi-urban and rural areas. This is mainly due to heat absorption from built-up areas in the city, waste heat generated from urban activities and a lack of tree cover. Flood risks are also higher in cities due to the amount of impervious surfaces and lack of vegetation (pervious surfaces); this results in enhanced rainwater run-off, which may result in flooding.

Risks in cities are exacerbated, which means we need to assess the impacts of not only extreme weather and climatic events, but also climatic trends, such as urban flooding, sea level rise and increasing temperatures. These events and trends should not be considered as independent, as they influence each other. The slow, gradual increase in temperatures and sea level rise will contribute to the increased frequency and intensity of extreme weather events and flooding.

Dublin City has experienced an increase in extreme weather events in recent 15 years and the frequency of extreme cold spells in Ireland has increased, and this presents additional risks to Dublin City. Extreme weather events also pose significant risks to critical assets such as electricity and water supply infrastructure.

In the last 25 years, the number of days with heavy rainfall has increased as have the amount of extreme flooding events in Dublin. The average sea level in Dublin Bay has risen by nearly twice the global average.

Rising temperatures impact the city's air quality, which degrades as the concentration of pollutants increase. In the summer of 2018, Ireland experienced extreme temperatures, which caused heat wave and drought conditions, and resulted in a hosepipe ban for most of the summer, due to water shortages throughout the country.

Met Éireann predicts that Ireland as a whole will experience wetter and milder winters, with a 10-15% increase in rainfall, and drier summers.

5.6.5 Air Quality, Noise and Climate Change Issues

Ireland's air quality currently is good, relative to other EU Member States, but maintaining this standard is a growing challenge. In urban areas, concern has shifted to a range of pollutants associated with domestic fossil fuel use and road traffic which may be considered relatively new in the context of air quality control. The key issue regarding air quality for the Plan area is likely to be the impact on air quality from domestic fossil fuel use and local traffic. Existing air quality issues / pressures and threats on air quality within and adjacent to the Dublin City administrative area, include:

- Air emissions - associated with the high use of the private car.
- Air emissions - associated with the burning of fossil fuels to heat homes / buildings, emissions from the construction industry and industrial activities.

Noise pollution is considered to be one of the most damaging and prevalent forms of nuisance and pollution within urban areas. High levels of traffic noise especially can have a detrimental effect on

the quality of life, and on human health. Existing noise issues to local areas and communities within and adjacent to the Dublin City administrative area, include:

- High noise levels - areas of high noise.
- Noise levels - noise associated with increased traffic on major roads.
- Noise levels - increasing traffic volumes affect the acoustic environment.
- Development - new development such as roads, housing developments and industry, must adhere to international best practice standards for noise attenuation.

The potential effects of climate change resulting in an increase in the frequency and severity of flooding and storms events was also considered in the Plan. Severe rainfall and storms events as a result of climate change could adversely impact Dublin City, leading to water shortages, residential flooding and disruption and damage to infrastructure.

According to the Dublin City's Climate Change Action Plan 2024-2029, nature based solutions are critical for climate change mitigation / adaptation. They can play an important role in protecting and enhancing biodiversity and ecosystems, flood prevention and carbon sequestration, but also in terms of temperature regulation, water quality, erosion prevention and filtering pollutants from the air and water. Existing climate change issues / pressures and threats within and adjacent to the Dublin City administrative area, include:

- Policy - the need to incorporate and implement strategic goals from higher level plans and programmes.
- Biodiversity - direct and indirect impacts on biodiversity from flooding, temperature changes, sea level rise, etc.
- Population - population growth and the need for transportation and transport networks, energy, housing and waste disposal.
- Population - the threat of extreme weather events (storms / cold spells / heat waves), sea level rise and pluvial and fluvial flooding.
- Flooding - direct and indirect impacts from flooding with impacts for populations, development, etc.
- Air emissions - associated with the burning of fossil fuels to heat homes / buildings, emissions from the construction industry and industrial activities.
- Air emissions - associated with the high use of the private car.
- Transport / Climate Change - Delivering sustainable and liveable communities, including minimising the need to travel and ensuring that development takes place where active travel can successfully be promoted and there is access to high quality public transport networks.
- Land use changes - the loss / damage of soil / land from the construction of sites for development.

5.7 Landscape and townscape

The landscape in Dublin City is characterised by its predominantly urban fabric, its diverse styles of building of varying heights and its green infrastructure. The city landscape consists of the public and private landscape and it fulfils an array of environmental, ecological, social, recreational and aesthetic

functions of the developing city. 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.

The city park system forms one of the most recognisable components of the modern city landscape, including Dublin City. The city evolved primarily from lands that were originally in private ownership, such as the Phoenix Park and squares such as Mountjoy Square.

Within Dublin City, there are outstanding landscapes of national importance including a National Special Amenity Area at North Bull Island, views northward to the National Special Amenity Area at Howth Head (within Fingal area) and a National Historic Park - the Phoenix Park. The Liffey Valley where it adjoins the city within Fingal and South Dublin plan areas is also a National Special Amenity Area.

The proposed Variation relates to the rezoning of 7no. sites – all of which are either already developed or are brownfield lands. There are no particular landscape sensitivities pertaining to any of the sites – however, as part of any redevelopment all sites have potential for positive contribution to the landscape / townscape.

Proposed rezoning Site A6 is outside and north of the River Tolka Conservation Area, while proposed rezoning Site H1 is outside and south of the Grand Canal Conservation Area – refer to proposed rezoning maps in Appendix 2.1A to this report.

5.7.1 Landscape and Visual Issues

Landscape can be considered a dynamic rather than static asset. It is constantly changing, and its changes are driven by nature itself, by direct human intervention, and indirectly through the consequences of human activity, notably climate change. All physical development undertaken by human impacts on the landscape.

Areas of a highly sensitive landscape have a low capacity to absorb new development and this can be a challenge to locate new development in these areas without it becoming unduly obtrusive.

Existing landscape and visual issues / pressures and threats within and adjacent to the Dublin City administrative area, include:

- Development - development and housing are having adverse and visual impacts on the landscape.
- Development - sustainable building heights in the right locations to ensure efficient use of resources, services and public transport infrastructure.
- Green Infrastructure - protecting the existing green infrastructure network from fragmentation and loss due to pressures of urban development within and adjoining the network
- Ecosystem Services - recognising and promoting the value of ecosystem services that the green infrastructure network provides to the city.
- Health and Well-being - addressing deficits of green space in some neighbourhoods due to the historic development of the city and retrofitting green infrastructure into existing built-up areas.

5.8 Cultural Heritage

The physical traces left in the landscape by previous generations in archaeological monuments and sites and in historic buildings, townscapes and vernacular structures forms part of the tangible cultural heritage linking the past and present.

Dublin is an ancient city with many sites of archaeological, architectural and cultural heritage importance. As a vibrant and expanding city, there is a continuing need to balance day-to-day operations with protection of the cultural resource that is so much a part of the fabric of Dublin.

Archaeological heritage is protected under the National Monuments Acts (1930-2004), Natural Cultural Institutions Act 1997 and the Planning Acts. The Record of Monuments and Places (RMP) is an inventory, was established under Section 12 of the National Monuments (Amendment) Act 1994 and structures, features, objects or sites listed in this Record are known as Recorded Monuments.

Dublin City has a rich archaeological heritage. It has a recorded history of human settlement of over 9,000 years, centred along the line of the River Liffey. While there are few upstanding monuments in the city centre, beneath the surface is a rich and complex record of human activity. The upstanding monuments that survive include the city walls, several castles, churches and graveyards and the quay walls. Dublin City also has deep buried archaeological deposits. Mesolithic fish traps were excavated at Spencer Dock, while an exceptionally well-preserved Viking town was uncovered at Wood Quay.

Dublin originated first as two separate monastic enclosures (Átha Cliath and Linn Dubh), and then as a fortress for Viking ships on the Liffey. After the Anglo-Norman invasion of 1170, the walled city expanded reclaiming land at wood quay and large suburbs developed to the north (Oxmantown), to the south and west around Ship Street and St. Patrick's Cathedral and the Liberties. On the outskirts were villages such as Chapelizod, Finglas and Donnybrook, etc. Much of the medieval city was still intact in 1610 when John Speed mapped it for the first time. During the eighteenth century however, the Wide Streets Commission reshaped the old medieval city, and created a network of main thoroughfares by wholesale demolition or widening of old streets or the creation of entirely new ones. However, much remains that is of value and which can be reinforced or stitched back together and presented in the city's renewal.

The River Liffey in Dublin has been the focus of continuous human activity from prehistory to modern times. This is evidenced by archaeological discoveries of prehistoric burial, cooking and fishing structures, and deep waterlogged Viking and medieval urban layers, upstanding churches, buried foundation remnants of post-medieval structures and human burials.

The City's archaeological complexity is signified by the Sites and Monuments Record, which lists 857 no. sites in the historic core. Dublin has now seen over 50 years of intensive archaeological investigation, with over 2,500 development-led investigations taking place. The deep, wet, anoxic sub-surface archaeological features and deposits within the historic core are of international significance and are vulnerable to loss through rescue excavation, destruction and dewatering.

Architectural heritage is defined in the Architectural Heritage (National Inventory) and Historic Monuments Act 1999 as meaning all: structures and buildings together with their settings and attendant grounds, fixtures and fittings; groups of structures and buildings; and, sites which are of technical, historical, archaeological, artistic, cultural, scientific, social, or technical interest.

Within Dublin City, there are a number of methods to protect the integrity of cultural assets including appropriate zonings:

- Architectural Conservation Areas (ACAs).

- Record of Protected Structures (RPS).
- Record of Monuments and Places (RMPs).
- Conservation Areas (for example along the Liffey Quays).

The proposed Variation relates to the rezoning of 7no. sites – all of which are either already developed or are brownfield lands. There are no protected structures on or immediately adjoining any of the sites. A mill site included on the Record of Protected Structures lie outside of the proposed rezonings at A6: Finglas Business Park and H11: Greenmount Industrial Estate, however, both mill sites are also under existing developed areas. The River Poddle is culvert under the H11: Greenmount lands. Site A6 is also outside and north of the River Tolka Conservation Area, while Site H1 is outside and south of the Grand Canal Conservation Area – refer to proposed rezoning maps in Appendix 2.1A to this report.

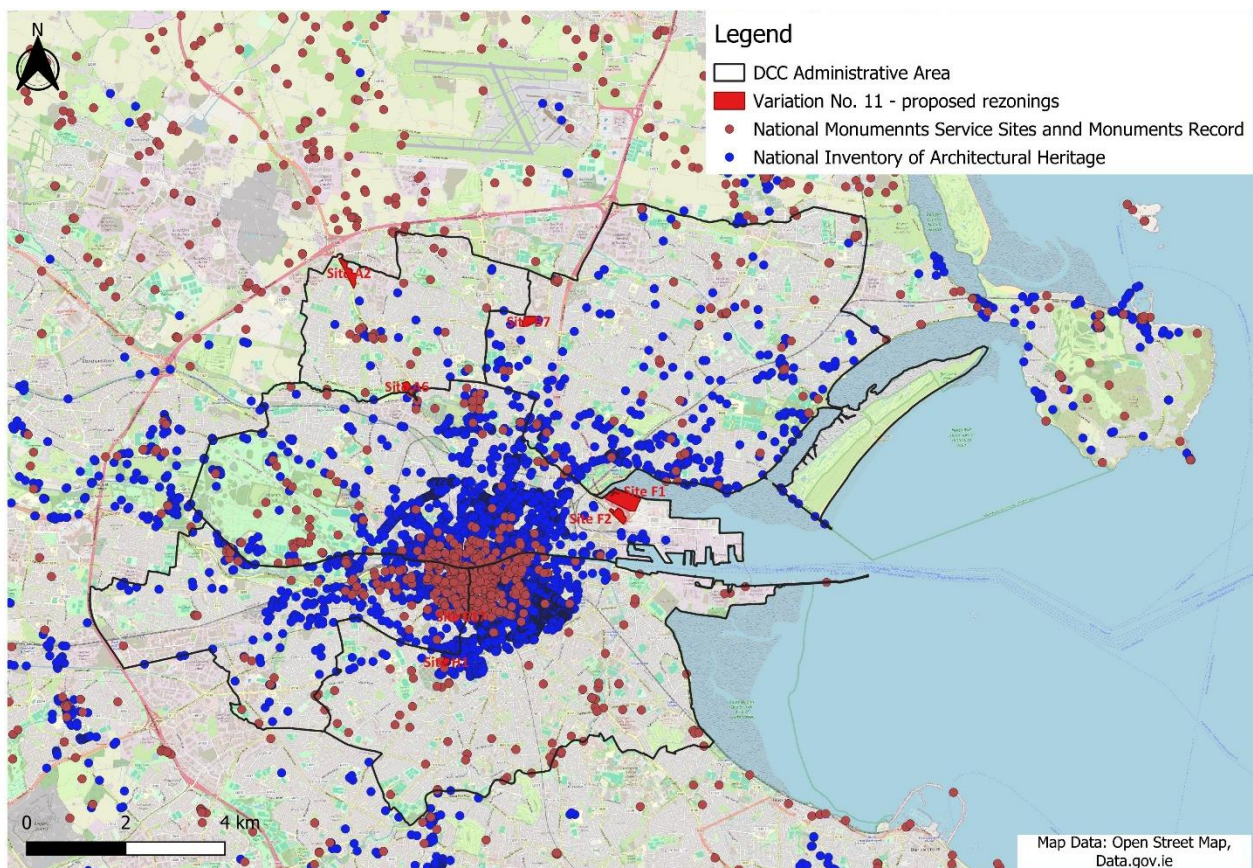


Figure 5.12 Rezonings (7no. shaded in red) and Sites listed on NIAH and archaeological records from Sites and Monuments

5.8.1 Cultural Heritage Issues

Construction activities have the potential for direct negative impacts on heritage features and their setting. Development of infrastructure, in addition to development resulting from economic growth and increasing population, can potentially impact on the integrity of sites or features of architectural, archaeological or cultural heritage interest.

Existing cultural heritage issues / pressures and threats within and adjacent to the Dublin City administrative area, include:

- Development - development of infrastructure resulting from economic growth and increasing population, can potentially impact on the integrity of sites or features and their views to / from architectural, archaeological or cultural heritage interest.
- Development - in close proximity to sites and areas of cultural heritage may adversely impact upon the cultural landscape setting.
- Architecture - impact on heritage streetscapes of regional and local importance.
- Archaeology - impact on archaeological monuments and their settings including undiscovered sites / features.
- Landscapes - there is a need to identify and protect culturally important landscapes.
- Climate change - the direct effects of climate change on heritage may be immediate or cumulative. Potential impacts are flooding, storm damage, coastal erosion, soil movement, changing burial-preservation conditions, pest and mould and maladaptation.
- Awareness - increasing public awareness of the cultural value and social and economic significance of the city's built heritage.

5.9 Material Assets

Dublin City's wastewater is currently treated at Ringsend Wastewater Treatment Plant (WwTP), which has recently completed major upgrade works. Construction began in 2018 and was delivered across multiple phases to maintain full treatment operations throughout, despite the plant operating over capacity. The completed upgrade now provides treatment capacity for 2.4 million PE, enabling Dublin's wastewater to be treated to the required environmental standards.

Currently, the Dublin Region Water Supply Area is defined by the combined areas served by the Dublin Region Water Supply Schemes, operated by the local authorities on behalf of Irish Water, namely:

- Liffey Water Treatment Plant at Ballymore Eustace (Dublin City Council);
- Liffey Water Treatment Plant at Leixlip (Fingal County Council);
- Vartry Plant at Roundwood (Dublin City Council);
- Dodder Plant at Ballyboden (Dublin City Council); and
- Bog of the Ring Groundwater (Fingal County Council).
- The Belgard Reservoir and Cookstown Reservoir.

Uisce Éireann has lodged an application with An Coimisiún Pleanála for the long-term Water Supply Project Eastern and Midlands Region - a critical national infrastructure project. It will have capacity to support water supply needs for up to 50% of our population. It will bring treated water from the Parteen Basin to Peamount in Dublin with the capacity for offtakes along the route in Tipperary, Offaly and Westmeath. It will also enable supplies serving Dublin to be redirected back locally in Carlow, Wicklow, Meath and Louth.

5.9.1 Material Assets Issues

The development of the Plan results in increasing demand for water, wastewater treatment, waste management, transport infrastructure/links and energy and telecommunications services.

Existing material assets issues / pressures and threats within and adjacent to the Dublin City administrative area, include:

- Water Supply - ongoing issues with security of water supply in the Dublin and Mid-East Regions for existing users.
- Water Supply - on-going investment in water conservation / leak detection and upgrades to water main infrastructure.
- Water Supply and Wastewater Services - new developments can generate pressure on existing water and wastewater sources to meet demands.
- Wastewater Services - new developments, should only be permitted where there is adequate capacity in the wastewater infrastructure in accordance with urban wastewater treatment disposal requirements and standards.
- Energy - reduction of reliance on fossil fuels, increased use of renewable energy resources.
- Transport - the movement of people is key to the success of new development and areas, where adequate transport infrastructure (i.e. road, rail, cycle and pedestrian routes) to these developments and accessibility throughout the development / area (safe footpath and cycle paths) is fundamental to the development of Dublin City. All of the proposed rezoning sites are well-located with regard to public and sustainable transport options.
- Transport / Climate Change - addressing Climate Change through Sustainable Mobility. Delivering sustainable and liveable communities, including minimising the need to travel and ensuring that development takes place where active travel can successfully be promoted and there is access to high quality public transport networks.
- Waste - population growth and development, and challenges in providing sustainable recycling infrastructure continues to put pressures on the local authorities to provide better waste management and access to waste services.
- Light Pollution – In effect the city is an artificially illuminated area – all of the proposed rezoning sites are existing development or brownfield areas with artificial illumination.
- Utilities - provision, protect and maintenance of adequate utilities to support existing and envisaged development.

6 Strategic Environmental Objectives

6.1 Introduction

The SEA Directive requires that ‘the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.’

A series of Strategic Environmental Objectives (SEOs) have been prepared based on the SEOs in the Environmental Report for the existing Development Plan. The SEOs provide a basis for the assessment of the environmental effects of the Variation No.11 and are framed in such a manner as to enable the Variation No.11 to be fully assessed in environmental terms.

Table 6.1 Strategic Environmental Objectives (SEOs) for Variation No.11 to the DCC CDP

Theme	SEO
Biodiversity (Flora & Fauna) (B)	(B_1) Preserve, protect, maintain and where appropriate, restore the terrestrial, aquatic and soil biodiversity, of international, EU and nationally designated sites, protected species and habitats.
	(B_2) Ensure no adverse effects on the integrity of any European site, regarding its qualifying interests, associated conservation status, structure and function.
	(B_3) Maintain and where appropriate, enhance the biodiversity value of local designated and non-designated ecological and heritage areas, which function as stepping stones for migration, dispersal and genetic exchange of wild species.
	(B_4) Enhance biodiversity in line with the National Biodiversity Strategy and its targets.
Population & Human Health (PHH)	(PHH_1) Promote economic growth to encourage retention of working age population and funding of sustainable development and environmental protection.
	(PHH_2) Provide high quality residential, community, working and recreational environments with access to sustainable transport options.
	(PHH_3) Ensure that existing population and planned growth is linked with the required infrastructure and the services.
	(PHH_4) Protect human health and well-being from environment-related pressures.
Soils & Geology (SG)	(SG_1) Safeguard sensitive soil, resources and geological heritage sites against pollution and degradation.
	(SG_2) Promote the sustainable use of infill and brownfield sites over the use of greenfield within the city.
	(SG_3) Safeguard designated geological sites.
Water Quality (W)	(W_1) Protect and where necessary improve and maintain water quality and the management of watercourses and groundwater and coastal waters in compliance with the requirements of the Water Framework Directive and Marine Strategy Framework Directive objectives and measures.
	(W_2) Avoid inappropriate development in areas at risk of flooding and areas that are vulnerable to current and future erosion.

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Theme	SEO
	(W_3) Integrate sustainable water management solutions (such as SuDS, porous surfacing and green roofs) into development proposals.
Air Quality & Noise (AN)	(AN_1) To avoid, prevent or reduce harmful effects on human health and the environment as a whole resulting from emissions to air from all sectors with particular reference to emissions from transport, residential heating and industry.
	(AN_2) Minimise travel related emissions and encourage a modal change from car to more sustainable forms of transport.
	(AN_3) Aim to meet Air Quality Directive standards for the protection of human health - Air Quality Directive.
	(AN_4) Significantly decrease noise emissions associated with traffic and transport and other noise related industry <i>etc.</i>
Climate Change (CC)	(CC_1) Minimise contribution to Climate Change by adopting mitigation and adaptation measures.
	(CC_2) Integrate sustainable design solutions into the city's infrastructure (<i>e.g.</i> energy efficient buildings; green infrastructure).
	(CC_3) Contribute towards the reduction of greenhouse gas emissions in line with national targets.
	(CC_4) Encourage and promote development resilient to the effects of climate change.
	(CC_5) Promote the use of renewable energy, energy efficient development and increased use of public transport.
Cultural Heritage (CH)	(CH_1) Protect places, features, buildings and landscapes of cultural, archaeological and / or architectural heritage from impact as a result of development
Landscape & Visual (LV)	(LV_1) Protect and maintain the special qualities of the landscape character of Dublin City, especially with regard to areas of high amenity - River Liffey, Royal Canal, Grand Canal and coastline.
Material Assets (MA)	(MA_1) Make best use of existing infrastructure, promote the sustainable development of new infrastructure to match population distribution and protect existing assets, to meet the needs of Dublin City's population.
	(MA_2) Promote the circular economy, reduce waste, and increase energy efficiencies.
	(MA_3) Ensure there is adequate sewerage and drainage infrastructure in place to support new development.
	(MA_4) A reduction in energy demand from the transport sector and support moves to electrification of road and rail transport modes.

7 Assessment of Alternatives

7.1 Introduction

Article 5(1) of the SEA Directive requires the Environmental Report to consider reasonable alternatives taking into account the objectives and geographical scope of the plan or programme and the significant environmental effects of the alternatives selected.

Alternatives put forward should be reasonable, realistic and capable of implementation. They should also be in line with the appropriate strategic level at which the plan will be implemented within the national planning hierarchy.

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 now required to update development plans to reflect on the national targets given by the Department. The NPF Housing Growth Requirement Guidelines requires sufficient zoning in Dublin City to meet the updated targets. The County Development Plan is mandated to be consistent with the National Planning Framework and the Regional Spatial and Economic Strategy. Accordingly, Draft Variation 11 is required to integrate the updated housing figures into the Core Strategy to ensure consistency with the planning hierarchy. Therefore, a 'do-nothing' scenario is not viable alternative.

As required by Section 3.0 of the NPF Housing Growth Requirements Guidelines, local authorities must initially assess the current adopted development plan and review the Core Strategy, related settlement strategies and zoning objectives against the objectives of the NPF Housing Growth Requirements Guidelines.

The Dublin City Development Plan 2022-2028 promotes compact development and the consolidation of the city. In this context, the development plan outlines density ranges that will be supported in different locations across the city with higher densities supported in city centre and regeneration areas (SDRA's). Furthermore, the 'Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities' (2024) provide Section 28 guidelines outlining density ranges for the city centre, urban neighbourhoods and suburban parts of Dublin City.

The variation process has considered the potential for increased densities to deliver higher housing capacities on Strategic Development and Regeneration Areas throughout the city. However, it is considered that a more comprehensive review of the potential for increased densities within the permitted density ranges on a citywide basis to deliver increased housing capacity would be more appropriate as part of a forthcoming development plan review.

7.1.1 Review of Zoning Objectives

The majority of the zoning objectives in the Dublin City Development Plan 2022-2028 allow for residential as a 'permissible' or 'open for consideration' use. Residential is not a 'permissible' or 'open for consideration' use under the following zoning objectives: Z6 Employment / Enterprise, Z7 Employment (Heavy), Z9 Amenity / Open Space Lands / Green Network and Z11 Waterways

Protection. Residential is an ‘open for consideration’ use only in highly exception circumstances as set out under the Z15 Community & Social Infrastructure zoning objective.

7.2 Alternatives Considered

7.2.1 Option 1: Review of Z9 Amenity / Open Space Lands / Green Network

Consider the potential for additional housing capacity on lands currently zoned Z9: To preserve, provide and improve recreational amenity, open space and ecosystem services. The development plan indicates that the Z9 lands: are multi-functional, central to healthy place-making, provide amenity open space such as parks together with a range of ecosystem services such as improved biodiversity and ecological connectivity, nature-based surface water management, flood attenuation, river corridor restoration and climatic resilience.

The Z9 zoning objective does allow for a limited degree of residential development in specific and exceptional circumstances subject to criteria including that the development would be essential in order to ensure the long term retention, enhancement and consolidation of a sporting facility on the site.

7.2.2 Option 2: Z15 Community & Social Infrastructure

Consider the potential for additional housing capacity on lands currently zoned Z15: To protect and provide for community uses and social infrastructure. The development plan indicates that the Z15 lands: often consist of long established complexes of institutional/community buildings and associated open grounds, the existing uses on these lands generally include community, social or institutional development such as schools, colleges, sports grounds, residential institutions and healthcare institutions, such as hospitals. The Z15 lands are considered essential in order to provide adequate community and social infrastructure commensurate with the delivery of compact growth and the principle of the 15-minute city.

Under the Z15 zoning objective, residential is an ‘open for consideration’ use only considered in accordance with highly exception circumstances and associated criteria where it can be demonstrated that the proposed development is required in order to maintain or enhance the function/ operational viability of the primary institutional/social/community use on the lands.

7.2.3 Option 3: Strategic Development and Regeneration Areas (SDRAs) & Z6/Z7

Strategic Development and Regeneration Areas (SDRAs) are a key element in the delivery of the core strategy and achieving compact and sustainable growth. These areas are capable of facilitating mixed use regeneration and supporting new homes, supporting community and social infrastructure and employment for the City. The Dublin City Development Plan 2022-2028 currently has 18 SDRAs.

Lands with the Z6 and Z7 zoning objective provide for employment uses. Land Use Zoning Objective Z6 is: ‘To provide for the creation and protection of enterprise and facilitate opportunities for employment creation’. Land Use Zoning Objective Z7 is: ‘To provide for the protection and creation of industrial uses, and facilitate opportunities for employment creation including Port Related Activities’.

Undertake a review and potential rezoning of lands in the existing Strategic Development Regeneration Areas (SDRA)’s as identified in the Dublin City Development Plan, and a review and potential rezoning of some employment / industrial (Z6/Z7) lands in the city as zoned in the City Development Plan.

7.3 Assessment of Alternatives

Three reasonable alternatives for the proposed variation have been identified and assessed as set out in **Table 7.1**. The potential effects of the reasonable alternatives on the SEOs categorised as follows:

- Potential Positive Environmental Impact (indicated by '+')
- Potential Negative Environmental Impact (indicated by '-')
- Potential Positive and Negative Environmental Impacts (indicated by '+/-').
- Uncertain Environmental Impact ((indicated by '?').
- Neutral, No or Insignificant Environmental Impact (indicated by '0')

Table 7.1 Assessment of Alternatives for Variation No.11

Reasonable Alternative Description	SEO	Environmental Assessment	Environmental Evaluation
Option 1 Review of Zoning Objectives This option entails rezoning of existing amenity and open space lands.	B_1	-	Option 1 relates to the potential rezoning of existing amenity and open space lands. As such this option has the potential for significant negative construction-phase environmental effects, arising from loss of the amenity and open space to development of new residential area on all environmental factors, including human health, biodiversity, including potentially on European sites, land and soils, water, including flooding, air quality, climate, heritage, landscape and material assets and the interaction between these factors. The overall assessment for Option 1: is Significant Negative during construction and operation.
	B_2	-	
	B_3	-	
	B_4	-	
	PHH_1	+/-	
	PHH_2	+/-	
	PHH_3	+/-	
	PHH_4	+/-	
	SG_1	-	
	SG_2	-	
	SG_3	0	
	W_1	-	
	W_2	-	
	W_3	0	
	AN_1	+/-	
	AN_2	+/-	
	AN_3	+	
	AN_4	-	
	CC_1	+/-	
	CC_2	+/-	
	CC_3	+/-	
	CC_4	+/-	
	CC_5	0	
	CH_1	+/-	
	LV_1	-	
	MA_1	+	
	MA_2	0	
	MA_3	+/-	
	MA_4	+/-	

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Reasonable Alternative Description	SEO	Environmental Assessment	Environmental Evaluation
Option 2 Review of Z15 Community & Social Infrastructure This option entails rezoning of existing community and social infrastructure lands.	B_1	0	Option 2 relates to the potential rezoning of existing community and social infrastructure lands. As such this option has the potential for significant negative construction-phase environmental effects, arising from loss of the critical community and social facilities to development of new residential area on all human health, biodiversity, including potentially on European sites, land and soils, air quality, heritage and material assets and the interaction between these factors. The overall assessment for Option 2: is Significant Negative during construction and Moderate Negative during operation as new community and social facilities may be provided in any redevelopment.
	B_2	0	
	B_3	+/-	
	B_4	+/-	
	PHH_1	+/-	
	PHH_2	-	
	PHH_3	+/-	
	PHH_4	0	
	SG_1	+/-	
	SG_2	0	
	SG_3	+/-	
	W_1	+/-	
	W_2	+/-	
	W_3	0	
	AN_1	-	
	AN_2	+/-	
	AN_3	+	
	AN_4	-	
	CC_1	+/-	
	CC_2	+/-	
	CC_3	+/-	
	CC_4	+/-	
	CC_5	+/-	
	CH_1	-	
	LV_1	0	
	MA_1	-	
	MA_2	0	
	MA_3	0	
	MA_4	+/-	
Option 3 Strategic Development and Regeneration Areas (SDRAs) & Z6/Z7 This option entails rezoning of existing SDRA, Z6 & Z7 largely developed and brownfield lands.	B_1	+/-	Option 3 relates to the potential rezoning of existing SDRA, Z6 & Z7 largely developed and brownfield lands. As such this option has the potential for significant negative construction-phase environmental effects, arising from redevelopment, including from demolition and reconstruction on water (W), air quality (AN), climate (CC), and waste (MA). The overall assessment for Option 3: is Moderate Negative during
	B_2	+/-	
	B_3	+	
	B_4	+/-	
	PHH_1	+/-	
	PHH_2	+/-	
	PHH_3	+/-	
	PHH_4	+/-	
	SG_1	+/-	
	SG_2	+	
	SG_3	+	

Reasonable Alternative Description	SEO	Environmental Assessment	Environmental Evaluation
	W_1	+/-	construction, Neutral / Positive during operation.
	W_2	+	
	W_3	0	
	AN_1	+/-	
	AN_2	+/-	
	AN_3	+/-	
	AN_4	-	
	CC_1	+	
	CC_2	+/-	
	CC_3	+/-	
	CC_4	+/-	
	CC_5	+/-	
	CH_1	+	
	LV_1	0	
	MA_1	+	
	MA_2	+	
	MA_3	+/-	
	MA_4	0	

7.4 Reasoning for Selection of the Preferred Alternative

Alternative 3 is selected as the preferred approach as it has the greatest potential to deliver the required residential units in a sustainable manner throughout the city, making best use of existing and planned infrastructure on existing developed or brownfield lands. This allows for selection of the most suitable lands with a balanced emphasis on environmental factors, minimising likely significant effects.

8 Assessment of Effects of the Variation No.11

8.1 Introduction

The Draft Variation No.11 to the Dublin City Development Plan 2022-2028 has been subject to an assessment for potential effects arising from the implementation of the Variation on the baseline environment as characterised and described in [Section 5](#) of this Report. The assessment is carried out having regard to the Strategic Environmental Objectives (SEOs) established for the aspects of the baseline environment which have potential to be impacted. These SEOs are detailed in [Section 6](#) of this Report.

8.2 Environmental Assessment of the Proposed Amendments set out in Draft Variation No.11

The provisions of Draft Variation No.11 have been subject to environmental assessment as set out in [Table 8.1](#). Where potential for likely significant environmental effects arise these provisions have been identified for mitigation measures. It is noted that some provisions have screened in for Appropriate Assessment and these are discussed in further detail in the Natura Impact Report (NIR) which accompanies the Draft Variation. Likewise it is noted that the Strategic Flood Risk Assessment (SFRA) identified flood considerations on some lands (refer to [Section 2.6](#) of this report) and again these are referenced in the following table and in the SRFA which accompanies the Draft Variation.

Table 8.1 Environmental Assessment of Draft Variation No.11

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental 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 environmental assessment is required.	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 environmental assessment is required.	No
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 2: Core Strategy		

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Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
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 environmental assessment is required.	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 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	Update of planning baseline and context. No environmental assessment is required.	No
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.	Proposes rezoning to allow for regeneration of in the Docklands – subject to the preparation of a masterplan. Realising the objective of the rezoning would result in significant redevelopment, including demolition, construction works and change in the nature of the area. Redevelopment could displace employment / enterprise development to provide for well-located residential development. Potential significant negative construction-phase environmental effects may arise for population and human health (PHH_1, PHH_4); biodiversity (B_1, B_2, B_3, B_4); soils and geology (SG_1, SG_2, SG_3); water (W_1, W_2); air quality and climate (AN_1, AN_3, AN_4); climate (CC_1; CC_3); heritage (CH_1); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_3). Potential significant positive operation-phase environmental effects may arise for population and human health (PHH_2, PHH_3); biodiversity (B_4); water (W_3); air quality and climate (AN_2); climate (CC_1, CC_2, CC_4, CC_5); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_4).	Yes

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Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / 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 environmental assessment is required.	No
Dublin City Development Plan 2022-2028 Volume 1 Written Statement Chapter 13: Strategic Development and Regeneration Areas Amendment 18: SDRA 6 – Docklands Inserts new Figure 13-6a excerpt - EastPoint and Environs, showing a potential framework.	Update of planning baseline and context. No environmental assessment is required.	No
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 environmental assessment is required.	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	See Amendments 20 to 26 below.	N/A

Dublin City Development Plan 2022-2028: Variation No.11
Strategic Environmental Assessment (SEA) Environmental Report

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
<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 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. 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. Redevelopment would displace employment / enterprise development and provide for well-located residential development. The proposed rezoning screens in for Appropriate Assessment (refer to Natura Impact Report for further details). Potential significant negative construction-phase environmental effects may arise for population and human health (PHH_1, PHH_4); biodiversity (B_1, B_2, B_3, B_4); water (W_1, W_2); air quality and climate (AN_1, AN_3,	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
	AN_4); climate (CC_1; CC_3); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2). Potential significant positive operation-phase environmental effects may arise for population and human health (PHH_2, PHH_3); biodiversity (B_4); water (W_3); air quality and climate (AN_2); climate (CC_1, CC_2, CC_4, CC_5); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_4). Potential neutral environmental effects on soils and geology (SG_1, SG_2, SG_3); heritage (CH_1) and material assets (MA_3).	
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 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 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 where it interfaces with the Toll facility for the Dublin Tunnel. There are no protected structures or architectural conservation areas on or adjoining the lands. 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 (refer to Natura Impact Report for further details). Potential significant negative construction-phase environmental effects may arise for population and human health (PHH_4); biodiversity (B_1, B_2, B_3); water (W_1, W_2, W_3); air quality and climate (AN_1, AN_4); climate (CC_1; CC_3); and material assets (MA_1, MA_2). Potential significant positive operation-phase environmental effects may arise for population	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
	and human health (PHH_1, PHH_2, PHH_3); biodiversity (B_4); soils and geology (SG_2); water (W_3); air quality and climate (AN_2); climate (CC_1, CC_2, CC_4, CC_5); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_4). Potential neutral environmental effects on population and human health (PHH_1); soils and geology (SG_1, SG_3); water (W_1, W_2) heritage (CH_1) and material assets (MA_3).	
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. 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. Redevelopment would displace employment / enterprise development and provide for well-located residential development. The proposed rezoning screens out for Appropriate Assessment (refer to AA Screening for further details). Potential significant negative construction-phase environmental effects may arise for population and human health (PHH_1, PHH_4); air quality and climate (AN_1, AN_3, AN_4); climate (CC_1; CC_3); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2). Potential significant positive operation-phase environmental effects may arise for population	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
	and human health (PHH_2, PHH_3); biodiversity (B_4); water (W_3); air quality and climate (AN_2); climate (CC_1, CC_2, CC_4, CC_5); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_4). Potential neutral environmental effects on biodiversity (B_1, B_2, B_3); soils and geology (SG_1, SG_2, SG_3); water (W_1, W_2); heritage (CH_1) and material assets (MA_3).	
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 (refer to AA Screening for further details). Potential significant construction-phase negative environmental effects may arise for population and human health PHH_4); air quality and climate (AN_1, AN_3, AN_4); climate (CC_1; CC_3); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2). Potential significant positive operation-phase environmental effects may arise for population and human health (PHH_2, PHH_3); biodiversity (B_4); water (W_3); air quality and climate (AN_2); climate (CC_1, CC_2, CC_4, CC_5); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_4). Potential neutral environmental effects on population and human health PHH_1, PHH2, PHH3); biodiversity (B_1, B_2, B_3); soils and geology (SG_1, SG_2, SG_3); water (W_1, W_2); heritage (CH_1) and material assets (MA_3).	Yes

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Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
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. The River Tolka corridor – a conservation area – is located to the south and a protected structure – a mill site (DU018-001) – is located to the southeast. Today, the Tolka Vale apartment blocks sits on the former mill site. The buffer area for the site does not overlap the business park. 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 (refer to AA Natura Impact Report for further details). Potential significant negative construction-phase environmental effects may arise for population and human health (PHH_1, PHH_4); biodiversity (B_1, B_2); air quality and climate (AN_1, AN_3, AN_4); climate (CC_1; CC_3); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2). Potential significant positive operation-phase environmental effects may arise for population and human health (PHH_2, PHH_3); biodiversity (B_3, B_4); water (W_1, W_3); air quality and climate (AN_2); climate (CC_1, CC_2, CC_4, CC_5); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_4). Potential neutral environmental effects on soils and geology (SG_1, SG_2, SG_3); water (W_2); heritage (CH_1) and material assets (MA_3).	Yes

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Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
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. The River Poddle is culverted under the lands in 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 (refer to AA Screening for further details). Potential significant negative construction-phase environmental effects may arise for population and human health (PHH_1, PHH_4); air quality and climate (AN_1, AN_3, AN_4); climate (CC_1; CC_3); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2). Potential significant positive operation-phase environmental effects may arise for population and human health (PHH_2, PHH_3); biodiversity (B_3, B_4); water (W_1, W_3); air quality and climate (AN_2); climate (CC_1, CC_2, CC_4, CC_5); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_4). Potential neutral environmental effects on biodiversity (B_1, B_2); soils and geology (SG_1,	Yes

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Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
	SG_2, SG_3); water (W_2); heritage (CH_1) and material assets (MA_3).	
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 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).	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 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. The River Poddle is culvert under lands to the west of the Lands at 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 (refer to AA Screening for further details). Potential significant negative construction-phase environmental effects may arise for population and human health (PHH_1, PHH_4); air quality and climate (AN_1, AN_3, AN_4); climate (CC_1; CC_3); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2). Potential significant positive operation-phase environmental effects may arise for population and human health (PHH_2, PHH_3); biodiversity (B_3, B_4); water (W_1, W_3); air quality and climate (AN_2); climate (CC_1, CC_2, CC_4, CC_5); landscape (townscape) / visual (LV_1); and material assets (MA_1, MA_2, MA_4). Potential neutral environmental effects on biodiversity (B_1, B_2); soils and geology (SG_1,	Yes

Draft Variation Amendment / Summary Description (refer to text of Draft Variation No.11 for full detail)	Assessment of Environmental Effects	Mitigation Required Yes / No
	SG_2, SG_3); water (W_2); heritage (CH_1) and material assets (MA_3).	

8.3 Interactions

An overview of the key and minor / no interaction between environmental factors with potential for effects arising from the Variation No.11 are set out in the matrix in [Table 8.2](#).

Actions that give rise to positive or negative environmental effects for one environmental component also have the potential to generate positive or negative environmental effects for inter-related environmental components – *e.g.* negative effect on soils can have a negative effect on biodiversity, water, and / or landscape. Likewise, actions supporting the delivery of SuDS will improve water quality, which in turn can have a positive effect on aquatic ecology.

An assessment of impact inter-relationships and interactions is already embedded in the evaluation of environmental effects that has been carried out in this environmental report. This ensures that there is adequate coverage of all potential environmental effects associated with the implementation of plan actions. In addition, the mitigation measures set out in [Section 9.0](#) of this Report.

Table 8.2 Potential Significant Interrelationships between Environmental Factors

Component Effect	Biodiversity	Population & Human Health	Land, Soils & Geology	Water Quality	Air Quality, Noise and Climate	Material Assets	Cultural Heritage	Landscape & Visual
Biodiversity		☑	☑	☑	☑	☑	☑	☑
Population & Human Health	☑		☑	☑	☑	☑	☑	☑
Land, Soils & Geology	☑	☑		☑	☒	☑	☑	☑
Water Quality	☑	☑	☑		☒	☑	☒	☑
Air Quality, Noise and Climate	☑	☑	☒	☒		☑	☑	☒
Material Assets	☒	☑	☑	☑	☑		☒	☒
Cultural Heritage	☒	☑	☑	☒	☑	☑		☑
Landscape & Visual	☑	☑	☑	☑	☑	☑	☑	
Legend: Key Interaction ☑ Minor/No Interaction ☒								

8.4 Potential Cumulative Effects

The Variation No.11 could have a relationship with other plans and programmes. However, these plans and programmes will also have been subject to environmental assessment, including SEA and AA, for the purpose of preventing and mitigating potential negative environmental effects. **Table 8.3** lists the relevant plans and programmes that have potential for cumulative effects.

Table 8.3 Potential Cumulative Effects with other Plans and Programmes

Plan, Programme etc.	Potential Cumulative effect	Likely Cumulative Effect
National Planning Framework (NPF) Project 2040 and National Planning Framework (NPF) First Revision National Marine Planning Framework 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>) National Planning Framework (NPF) First Revision led to the publication of the <i>NPF Implementation; Housing Growth Requirements Guidelines</i> – which gives rise to the requirement for Variation No.11	The SEA and AA processes carried out during the preparation of the National Planning Framework and the Revised NPF 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 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
Climate Action Plan 2025	Climate Action Plan 2025 is the most recent update to Ireland's Climate Action Plan 2019. This plan is prepared under the Climate Action and Low Carbon Development (Amendment) Act 2021. The plan implements the carbon budgets and sectoral emissions ceilings and sets a roadmap for taking decisive action to halve our emissions by 2030 and reach net zero no later than 2050, as we committed to in the Programme for Government.	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	No

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Plan, Programme etc.	Potential Cumulative effect	Likely Cumulative Effect
	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.	
Greater Dublin Drainage Project	The EIA and AA processes carried out during the preparation of the Greater Dublin Drainage Project have ensured that the potential significant environmental impacts associated with implementation of the project have been identified and that these impacts have been given appropriate consideration.	No
Ireland's 4 th National 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 SEA and AA processes carried out during the preparation of the Transport Strategy for the Greater Dublin Area 2022-2042 have ensured that the potential significant environmental impacts associated with implementation of the Strategy have been identified and that these impacts have been given appropriate consideration.	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	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: Dun Laoghaire Rathdown County Development Plan 2022-2028	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	No

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Plan, Programme etc.	Potential Cumulative effect	Likely Cumulative Effect
Fingal County Development Plan 2023-2029 South Dublin County Development Plan 2022-2028	Influence of Dublin City has been subject to SEA and AA processes to ensure that the potential significant environmental impacts associated with implementation of the Plan have been identified and that these impacts have been given appropriate consideration.	
Variations to Dublin City Development Plan 2022-2028, including Variation No.9: SDRA 18 Broombridge-Hamilton Masterplan and Proposed Variation 10: Kylemore Masterplan.	Variations 1 to 8 of the City Development Plan (CDP) were screened for strategic environmental assessment and appropriate assessment and full SEA and full AA were not required as the likelihood of significant environmental effects, including on European sites could be excluded. Variations 9 to 10 of the City Development Plan (CDP) were screened for strategic environmental assessment and appropriate assessment and full SEA and full AA was required and as such Environmental Reports and Natura Impact Reports were prepared. While the lands the subject of proposed Variation 11 are distanced from those of Variation 9 and 10, there is potential for some cumulative effects on climate and material assets. These potential impacts are appropriately mitigated in the measures detailed in Chapter 9 of this report.	

The assessment of cumulative effects above focused on national, regional and local plans, programmes, strategy and policy documents that have the potential to affect the same receiving environment that could be affected by the Draft Variation.

The existing Dublin City Development Plan 2022-2028 sets out policies and objectives for land use, settlement strategy, sustainable development, transport, infrastructure, environmental protection and management, climate change, land use etc. for the city. Other higher-level international, national and regional plans are integrated within the Dublin City Development Plan and have been assessed as such. The Draft Variation will comply with the provisions set within the Dublin City Development Plan which itself has been subject to standalone environmental assessment (SEA, NIR, etc.).

The assessment of cumulative effects concludes that the implementation of the Variation No.11 will not result in direct, indirect or cumulative impacts which would have the potential to adversely affect the environment.

8.5 Draft Plan 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. The consultation process included submissions / observations from the following:

- Office of the Planning Regulator;

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- National Transport Authority;
- Transport Infrastructure Ireland;
- Department of Transport;
- Department of Education and Youth;
- Land Development Agency;
- Office of Public Works;
- Department of Housing, Local Government and Heritage;
- Environmental Protection Agency;
- Uisce Éireann;
- Maritime Regulator;
- Electricity Supply Board; and
- Fingal County Council.

A number of submissions received expressed broad support for the overall strategic approach set out in the proposed variation, particularly its alignment with the revised National Planning Framework (2025) and the Section 28 Housing Growth Requirements Guidelines (2025), as well as its objective to facilitate increased housing delivery within Dublin City. This support included submissions from statutory bodies, notably the Office of the Planning Regulator, alongside responses from members of the public and other stakeholders. While supporting the overarching framework, many submissions also raised detailed observations and recommendations. Responses to submissions are detailed within the Chief Executive's Report (Report No. 113/2026).

Dublin City Council prepared a Chief Executive's Report (Report No. 113/2026, May 2026) to present the outcomes of the consultation process carried out on Proposed Variation No.11 to the Dublin City Development Plan 2022-2028, as varied. Its primary function is to list and summarise the main issues raised in the submissions received during the consultation process and to provide recommendations in response to the submissions. This report, which was issued to the Elected Members of Dublin City Council for consideration, included minor modifications to the Draft Variation based on the submissions received.

8.5.1 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.

There were 16 recommended amendments (related to flood risk and transport) in the CE's Report No. 113/2026. The recommended amendments are considered minor amendments. Proposed amendments are not likely to have significant effects on the environment.

8.5.1.1 Chief Executive's (CE) Report on Motions Received. 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)

Page: 62

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.

In addition, 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.

8.5.1.2 Screening of the proposed amendment for Strategic Environmental Assessment (SEA)

Having regard to S.I. No. 456/2025 - European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025, the criteria for determining whether a plan or programme is likely to have significant effects on the environment is set out in Schedule 2, under the following:

- The characteristics of the plan or programme, and
- Characteristics of the effects and of the area likely to be affected.

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This proposed amendment is by way of additional text to an amendment contained within the proposed Variation, which has been assessed in the SEA Environmental Report 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 nor to potential for likely significant environmental effects.

The proposed amendment will not give rise to significant effects on the environment and Strategic Environmental Assessment of the proposed amendment is not required.

8.6 Adoption of Variation No.11

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, in which the blue text under **Amendment 13** at Sub-section 8.5 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.}

Having regard to S.I. No. 456/2025 - European Union (Land Use Planning – Strategic Environmental Assessment) Regulations 2025, the criteria for determining whether a plan or programme is likely to have significant effects on the environment is set out in Schedule 2, under the following:

- The characteristics of the plan or programme, and
- Characteristics of the effects and of the area likely to be affected.

This proposed further amendment is by way of additional text for clarification of the amendment and does not result in any changes to zonings or any new zonings nor to potential for likely significant environmental effects. The proposed amendment will not give rise to significant effects on the environment and Strategic Environmental Assessment of the proposed amendment is not required.

Variation No. 11 of the Dublin City Development Plan 2022-2028 is effective as of the 22 June 2026.

9 Mitigation Measures

9.1 Overview

The finding of the environmental assessment in [Section 8.0](#) of this Environmental Report is that, if unmitigated, a number of the provisions of the Draft Variation No.11 have potential for uncertain or negative effects on aspects of the environment. These potential negative and / or uncertain effects, which derive from potential works resulting from the provisions of the Variation, focus primarily on potential construction-phase effects on biodiversity (including appropriate assessment), population and human health, water (including flood risk), air quality, climate, landscape and material assets. This section of the Environmental Report identifies measures for the mitigation and avoidance of potential uncertain or negative environmental effects.

9.2 Mitigation Measures

The majority of the mitigation measures are achieved through the detailed environmental protective policies and objectives as set out in the existing Dublin City Development Plan 2022-2028. The Development Plan provides for sustainable planning and management control of all development in County Meath – including any development or works deriving from the Draft Variation.

The environmental protective policies and objectives of the Development Plan are detailed in [Table 9.1A of Appendix 9.1](#) of this Environmental Report.

During the Variation-making process a number of potential environmental considerations were identified during the assessment process and specific mitigation measures were proposed and are included in the Variation as follows:

In relation to the proposed amendment – inserting new text in relation to new Key Opportunity Sites 16-21 and the requirement for a masterplan – under Section 13.8 SDRA 6 – Docklands in Chapter 13 of the City Development Plan, the following text was proposed and is included as part of the required masterplan:

The Masterplan and development proposals in all areas must demonstrate compliance with:

o the Climate Action Plan, a Climate Action Energy Statement with District Heating Enabled proposal and decarbonisation requirements;

o site specific flood risk assessment;

o screening for appropriate assessment and appropriate assessment, as required;

o screening for strategic environmental assessment / environmental impact assessment and preparation of an environmental report / environmental impact assessment report, as required;

o height and daylight/sunlight requirements;

o requirements for a shift towards sustainable modes of transport and public transport and the preparation of sustainable mobility management plans.

In addition to the above, the key environmental protective policies and objectives from the existing Dublin City Development Plan, which will ensure avoidance and mitigation of potential uncertain and / or negative environmental effects as set out in [Table 9.1](#) (with details in [Table 9.1A in Appendix 9.1](#)).

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Table 9.1 Mitigation Measures (i.e. Policies and Objectives from the Dublin City Development Plan 2022-2028) for Potential Negative and / or Uncertain Environmental Effects of Variation No.11

(SEO Key: B – Biodiversity, PHH – Population & Human Health, SG – Land, Soils & Geology, W – Water Quality, AN – Air Quality & Noise, CC – Climate Change, MA – Material Assets, CH – Cultural Heritage, LV – Landscape &

Provision with Potential Negative Environmental Effects (refer to Table 8.1 of this Report)	Environment Factor / SEO	Selected Protective / Mitigation Measure (Refer also to Table 9.1A in Appendix 9.1)
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 16-21 (<i>refer to text of Variation for full detail</i>) And... Dublin City Development Plan 2022-2028 Volume 3 Zoning Maps (<i>refer to Appendix 8.1 of this report or text of Variation for Maps also</i>). Amendment 20 - 26: Rezone Lands <i>Map Ref.:</i> F1 Lands at EastPoint F2 Lands at East Wall Road A2 Lands at North Road A6 Finglas Business Park B7 Shanowen Road Lands H1 Greenmount Ind. Estate E17 Lands at Fumbally Lane	Biodiversity (B_1, B_2, B_3, B_4) Population and Human Health (PHH_1, PHH_2, PHH_3, PHH_4) Land, Soils and Geology (SG_1, SG_2, SG_3) Water (W_1, W_2, W_3) Air Quality & Noise (AN_1, AN_2, AN_3, AN_4) Climate (CC_1, CC_2, CC_3, CC_4, CC_5) Cultural Heritage (CH_1) Landscape and Visual (LV_1) Material Assets	Policy / Objective CA1 National Climate Action Policy CA2 Mitigation and Adaptation CA3 Climate Resilient Settlement Patterns, Urban Forms and Mobility CA5 Climate Mitigation and Adaptation in Strategic Growth Areas CA8 Climate Mitigation Actions in the Built Environment CA9 Climate Adaptation Actions in the Built Environment CA21 Sustainable Energy Communities CA23 The Circular Economy CA24 Waste Management Plans for Construction & Demolition Projects CA29 Climate Action and Green Infrastructure CA30 Coastal Zone Management SC13 Green Infrastructure SC22 Historical Architectural Character QHSN2 National Guidelines QHSN13 Healthy Dublin City Framework and the Healthy Ireland Framework 2019-2025 QHSN16 Accessible Built Environment QHSN17 Sustainable Neighbourhoods QHSN18 Needs of an Ageing Population QHSN22 Adaptable and Flexible Housing QHSN25 Housing for People with Disabilities QHSN26 Dublin City Council's Strategic Plan for Housing People with a Disability 2016 QHSN34 Social, Affordable Purchase and Cost Rental Housing QHSN50 Inclusive Social & Community Infrastructure CEE12 Transition to a Low Carbon, Climate Resilient City Economy SMT6 Mobility Management and Travel Planning SI2 Integrating Water Services with Development SI3 Separation of Foul and Surface Water Drainage Systems SI5 Safeguarding of Public Water Services Infrastructure SI6 Water Conservation SI7 Water Quality Status SI9 Groundwater Pollution SIO6 Groundwater Protection SIO9 Planning for Surface Water Management SI13 Minimising Flood Risk SI15 Site-Specific Flood Risk Assessment SI21 Managing Surface Water Flood Risk SI22 Sustainable Drainage Systems SI25 Surface Water Management SI27 Sustainable Waste Management SI33 Remediation of Contaminated Sites SI34 Management of Air Quality SIO21 Air Quality Data Collection

Provision with Potential Negative Environmental Effects (refer to Table 8.1 of this Report)	Environment Factor / SEO	Selected Protective / Mitigation Measure (Refer also to Table 9.1A in Appendix 9.1)
	(MA_1, MA_2, MA_3, MA_4)	SIO22 City Ambient Air Quality Monitoring Network SI35 Ambient Noise Quality SI36 Noise Management SIO23 Dublin Agglomeration Environmental Noise Action Plan SIO24 Noise Monitoring and Enforcement SI42 Light Pollution GI1 Green Infrastructure Assets GI6 New Development / New Growth Areas GI9 European Union Natura 2000 Sites GI10 Flora and Fauna Protected under National & European Legislation Located Outside Designated Areas GI12 National and International Sites for Nature Conservation GI14 Ecological / Wildlife Corridors GI16 Habitat Creation and New Development GI18 Minimise Impact – Light and Noise GIO8 Dublin City Biodiversity Action Plan 2021 - 2025 GIO12 Geological Sites GI19 Protect and Enhance Landscapes GI20 Views and Prospects GI22 Managed Access GI29 Protect Character of River Corridors GI31 Protect and Improve Ecological Status of Rivers under the EU Water Framework Directive GI35 General Protection of Coastal Zone GI37 Protection and Management of Dublin Bay GI38 Marine Pollution and MSF Directive GI41 Protect Existing Trees as Part of New Development GI49 Protection of Existing and Established Sport and Recreational Facilities GI51 Children's Playing Facilities – General BHA2 Development of Protected Structures BHA7 Architectural Conservation Areas BHA9 Conservation Areas BHA16 Industrial Heritage BHA23 Climate Action BHA26 Archaeological Heritage CUO46 Inclusivity CUO47 Accessibility SDRAO1

9.3 Conclusion

The mitigation measures included with Variation No. 11, in combination with the development planning and control related environmental protection measures defined in the Dublin City Development Plan will prevent and mitigate any potential negative environmental effects due to the implementation of the Variation. No further mitigation measures are required.

10 Monitoring Measures

Monitoring of the Variation and its implications on the environment is important to ensure that the environment is not adversely affected through the implementation of the Plan. In accordance with Article 10 of the SEA Directive, monitoring must be carried out of the significant environmental effects directly related to the implementation of the Plan *“in order to, inter alia, identify at an early stage unforeseen adverse effects and to be able to undertake appropriate remedial action.”*

However, as a Variation to the City Development Plan, once adopted, monitoring will be undertaken as part of the on-going monitoring and review of the Dublin City Development Plan 2022-2028.

Dublin City Council is responsible for monitoring and the preparation of monitoring evaluation report(s), the publication of these reports and, if necessary, the carrying out of corrective action.

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Table 10.1: Environmental Monitoring Programme

Theme	Targets	Indicators	Data Sources and Responsibility
Biodiversity (Flora & Fauna) (B)	Maintain or enhance status of European Sites	Condition of European Sites	Consultation with the NPWS / DoHLGH
	Improve / update knowledge on features / sites of biodiversity value within the city	Number and nature of baseline studies / surveys commissioned / completed for biodiversity	DCC Culture, Recreation and Economic Services Department
	All local level land use plans to include an ecosystem services approach and green / blue infrastructure provisions and as a minimum, to have regard to the required targets in relation to the conservation of European sites, other nature conservation sites, ecological networks, and protected species	Number of spatial plans that have incorporated ecosystem services content, mapping and policy to protect / promote ecosystem services when their relevant plans are either drafted or revised	Internal monitoring of preparation of local land use plans – multiple DCC Departments
	Screen for and undertake SEA and AA as relevant for plans and projects arising from Development	Number of new plans subject to SEA and / or AA	Internal monitoring of preparation of local land use plans – multiple DCC Departments
	Complete and implement Dublin City Biodiversity Action Plan 2021-2025	Performance on achieving actions in adopted Dublin City Biodiversity Action Plan	DCC Culture, Recreation and Economic Services Department
	Develop and Implement Green Infrastructure Strategy / Roll out of Ecosystem Services approach for the City	Progress on: - No. of projects commenced - SuDS projects/ retrofitting - River restoration - other flagship projects	Internal monitoring – multiple DCC Departments
	Managing Invasive Species in the City	Implementing/ Achieving actions/ targets of the Invasive Species Plan	DCC Culture, Recreation and Economic Services Department
Population & Human Health (PHH)	Improving the Attractiveness / Viability of and pedestrian activity in City Centre	Pedestrian Footfall Counts in City centre	DCC / We Are Dublin Town
	Deliver / Sustain Economic Growth and Development	Population, labour force participation and unemployment data	DCC Planning and Development/ DCC Local Enterprise Office / CSO

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Theme	Targets	Indicators	Data Sources and Responsibility
	Healthy Placemaking	Increase in the proportion of people reporting regular cycling / walking to school and work above 2016 CSO figures	DCC Environment and Transportation Department
		Land use plans to include specific reference / measures in relation to human health (e.g. measures for reduction in fossil fuel use in homes and transport, improve access to and provision of sports and recreation and amenity facilities, etc.), including LEIP's	Internal monitoring – multiple DCC Departments
		HIQA Health Data	HIQA
	Growth of Population in Areas Targeted for Growth & Development (Core Strategy)	Population growth data for city EDs	Central Statistics Office
Soils & Geology (SG)	To achieve 50% growth in built-up area	Increase proportion of development of brownfield city/ suburban lands	DCC Planning & Property Department – Active Land Management (CSO6)
	Dispose of contaminated material in compliance with EPA guidance and waste management requirements	No. of incidences of non-compliant contamination breaches	DCC Environment and Transportation Department - Waste Management Division
	Proactively manage and prevent soil sealing / permeability	No. of SuDS retrofitting projects / initiatives Introduction of SuDS in new development areas (i.e. SDRAs)	Internal monitoring – multiple DCC Departments
Water Quality and Flooding (WQ&F)	Maintain / improve the status of surface water bodies in accordance with WFD requirements	Change of status of water bodies. Findings of reporting on the monitoring programme for the WFD Implementation of the objectives of the second cycle of the River Basin Management Plan by 2022 (and objectives as relevant) Water quality monitoring to enable WFD water body status classification	DCC Environment and Transportation Department – Water Services Division



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Theme	Targets	Indicators	Data Sources and Responsibility
		Completion of river catchment projects Reduction in wastewater emissions per person per annum Changes in water quality before and after implementation of river catchment projects	
	To Manage City's Flood Risk through Provision and Upgrading of Flood Alleviation Assets	Progress on implementation of listed flood projects	DCC Environment and Transportation Department - Flood Projects and WFD Division
	Minimise/ manage developments in areas at risk of flooding	Planning application compliance with the requirements of the Development Plan SFRA Preparation of SWMPs Number of incidences of flooding of existing and new development	DCC Environment and Transportation Department - Flood Projects and WFD Division
Air Quality (AQ) and Climate (CC)	Improvement in Air Quality	Preparation of the Air Quality Management Plan for Dublin Agglomeration (2021+) No. apps referred to Air Quality Monitoring and Noise Control Unit re: compliance with noise/ air quality policy Proportion of journeys made by private fossil fuel-based car compared to 2016 National Travel Survey levels. Changes in NOx, SOx, PM10 and PM2.5 as part of Ambient Air Quality Monitoring	DCC Environment and Transportation Department - Air Quality Monitoring and Noise Control Unit EPA
	Maintain/ Improve Acoustic Quality in the City	Preparation of Noise Maps in compliance with the EU Environmental Noise Directive (2021+) No. apps referred to Air Quality Monitoring and Noise Control Unit re: compliance with noise/ air quality policy	DCC Environment and Transportation Department - Air Quality Monitoring and Noise Control Unit



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Theme	Targets	Indicators	Data Sources and Responsibility
	Compliance with updated Covenant of Mayors CO2 emission reduction targets for the city	Number of applications submitted with Climate Action Energy Statements	DCC Planning and Development / DCC Environment and Transportation Department
		Number of applications for District Heating Enabled Development	
		Number of Decarbonisation Zones established	
		Number of EV charging points installed	
	Implement DCC Climate Action Plan	Positive process on specified actions	
Cultural Heritage (CH)	Protecting Built Heritage	No's additions/ deletions/ amendments to RPS No. ACA's adopted No's of Buildings at Risk files opened / closed	DCC Planning and Property Development Department - Heritage
	Protection/ Promotion of Culture	Culture Near You Tool – additions / deletions / public engagement	Dublin Culture Company
Landscape & Visual (LV)	Improvement in the public realm and visual quality of the city.	Number of public realm improvement projects New Tree Planting, including Street tree planting	DCC Culture, Recreation and Economic Services Department
	Protection of City's Landscapes	Park / Open Space Enhancement Projects Historic Landscape Enhancement Restoration Projects (e.g. historic squares)	DCC Culture, Recreation and Economic Services Department
Material Assets (MA)	Protect and Provide for our Critical Infrastructure	No. of critical infrastructure projects No. of incidences of loss / poor service / impact on assets (potable water, wastewater management, flooding monitoring)	Multiple Departments / External Service Managers / Providers



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Theme	Targets	Indicators	Data Sources and Responsibility
	Increase in provision of public reuse and recycling facilities	Pilot Projects – composting / underground storage/ MODOs Percentage increase in number of registered / DCC facilities	DCC Environment and Transportation Department - Waste Management Division
	Reduce pressure on waste water system in city	DCC SuDS projects Enhancement projects (e.g. addressing combined sewers) Drainage Action Plans	DCC Environment and Transportation Department – Drainage Services / Irish Water
	Sustainable Transport	Modal shifts to more sustainable modes New public transport infrastructure Cycle infrastructure	DCC Environment and Transportation Department NTA
	Increase provision of parks and green links	New parks / upgraded parks New green route cycle paths	DCC Culture, Recreation and Economic Services Department / DCC Environment and Transportation Department / NTA
	Integration of new designated development areas with critical infrastructure	Infrastructure upgrades as part of LAPs/ SDRAs	Multiple / DCC Planning and Property Development Department



11 References

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OPW (2009). *The Planning System and Flood Risk Management – Guidelines for Planning Authorities*.

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Uisce Éireann (2023) *Water Services Strategic Plan 2050 – Issues Paper*.

Uisce Éireann (2021) *National Water Resources Plan – Framework Plan*.

Appendix 2.1A –Screening of Proposed Variation No.11 for SEA

Screening for Requirement for SEA

The screening for the requirement for SEA has been conducted in accordance with the criteria set out in Schedule 2 of S.I. No. 456 of 2004.

The criteria are set out under two principal headings:

- Characteristics of the Plan; and
- Characteristics of the effects and of the area likely to be affected.

The corresponding sub-criteria are addressed in **Tables 2.1A** and **2.1B**, below, respectively.

Table 2.1A: Characteristics of the Plan, having regard, in particular, to:

<i>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources</i>
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). Variation No.11 has been 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. Variation No. 11 is being brought forward to contribute to delivering the NPF housing requirement set out by the NPF Implementation Circular. The measures set out in the Variation primarily relate to the following amendments. 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: 1. 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. 2. 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 Z14Z14 Strategic Development and Regeneration Areas (SDRAs). c) Lands at North Road, Dublin 11 – To: Land Use Zoning Objective Z10: 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: (Z10 Inner Suburban and Inner City Sustainable Mixed-Uses. f) Greenmount Industrial Estate, Harold's Cross, Dublin 6 - To: Land Use Zoning Objective Z10 (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: Z10 Inner Suburban and Inner City Sustainable Mixed-Uses. 3. Amend the core strategy relating to the following Strategic Development and Regeneration Areas (SDRA's): 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. 4. Amend Objective CSO4 'Programme for the Preparation of Local Area Plans/Village Improvement Plans' by prioritising a framework plan for Santry. 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. All of the amendments, which refer to localised sites, are necessary to meet the mandated availability of zoned lands for residential development. Therefore, the Draft Variation does set a framework through the City Development Plan for projects.
<i>The degree to which the plan influences other plans, including those in a hierarchy</i>
The Dublin City Development Plan 2022-2028 sets a framework for projects and other activities within Dublin City. The City Development Plan was subject to Strategic Environmental Assessment as part of the plan making and adoption process. The requirement for the Variation is as a result of the review of the higher level National Planning Framework (NPF) First Revision and the issuing of the NPF Housing Growth Requirement Guidelines. Therefore, the amendments, which refer to localised sites, are necessary to meet the mandated availability of zoned lands for residential development.
<i>The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development</i>
The <i>NPF Housing Growth Requirement Guidelines</i> requires sufficient zoning in Dublin City to deliver the requirement residential growth. Therefore, proposed Variation No.11 to the City Development Plan (CDP) proposes a number of land use zoning amendments that reflect revised and new circumstances that have emerged since the adoption of the Dublin City Development Plan 2022-2028. Nevertheless the Draft Variation must also have regard for integration of environmental considerations and for promoting sustainable development.
<i>Environmental problems relevant to the plan or programme</i>
The environmental problems relevant to Dublin City are detailed in the Strategic Environmental Assessment prepared for the Plan.
<i>The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection)</i>
The Development Plan includes a wide range of policies and objectives in relation to implementation of European Union legislation on the environment. The Draft amendments do not include changes to policies and objectives in relation to the implementation of European Union legislation on the environment.

Table 2.1B: Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:

<i>The probability, duration, frequency and reversibility of the effects</i>
All of the amendments in the Draft Variation, which refer to localised sites, are necessary to meet the mandated availability of zoned lands for residential development. All of the sites the subject of the Draft Variation are either already developed or brownfield sites and as such potential for some significant construction-phase environmental impacts cannot be excluded. However, the probability, duration and frequency of any such effects are considered to be short-term and low. Some effects would be reversible, while others, e.g. change of land use to residential development in accordance with approved zoning and permission, would not be reversible.
<i>The cumulative nature of the effects</i>
Given the nature of the amendments and location of the new zonings, which refer to small, localised areas that are already developed or brownfield distributed across the city, no significant cumulative are likely to arise.
<i>The trans-boundary nature of the effects</i>
Transboundary effects do not arise
<i>The risks to human health or the environment (e.g. due to accidents)</i>
Given the nature of the amendments and location of the rezonings, no significant risk to human health or the environment are likely to arise as a result of accidents.
<i>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</i>
Given the nature of the amendments and location of the rezonings, which refer to small, localised areas that are already developed or brownfield distributed across the city, the magnitude and spatial extent of any effects would be limited and localised.
<i>The value and vulnerability of the area likely to be affected due to:</i>
<i>(a) special natural characteristics or cultural heritage</i>
Given the nature of the amendments and location of the rezonings, which refer to small, localised areas that are already developed or brownfield distributed across the city, they do not affect areas of special natural characteristics or cultural heritage.
<i>(b) exceeded environmental quality standards or limit values</i>
Exceedance of environmental quality standards or limit values are not expected to arise as a result of nature and limited extent of the Draft Variation.
<i>(c) Intensive land-use</i>
Draft Variation No.11 will result in lands being developed as residential, and related community uses, for the most part directly adjoining similar land uses in settlements throughout the county.
<i>The effects on areas or landscapes which have a recognised national, European Union or international protection status</i>
Draft Variation No.11 requires provision of rezonings for existing developed or brownfield lands and as such the potential for some significant adverse construction phase environmental impacts cannot be excluded. In addition the Draft Variation has also been screened for Appropriate Assessment (AA) in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and Regulation 42 of the European Communities (Birds and Natural Habitats)

The probability, duration, frequency and reversibility of the effects

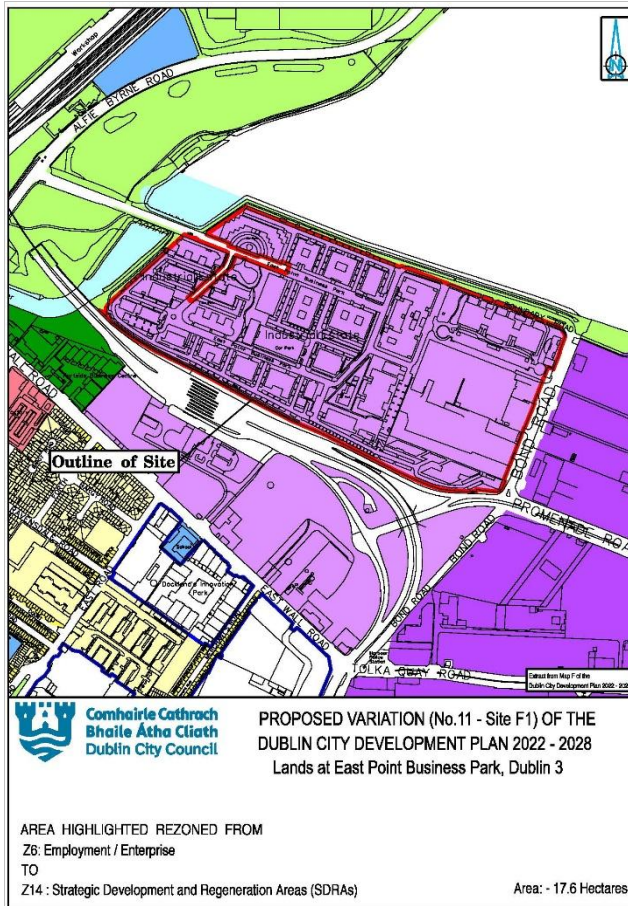
Regulations 2011, as amended. The AA Screening has concluded that potential for effects on the integrity of European sites (via sites F1, F2 and A6) cannot be excluded beyond all reasonable scientific doubt and therefore appropriate assessment and the preparation of a Natura Impact Report (NIR) is required.

Therefore in conclusion, Draft Variation No.11 has been screened in to undergo Strategic Environmental Assessment (SEA) in accordance with *Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment*¹⁸ (the SEA Directive).

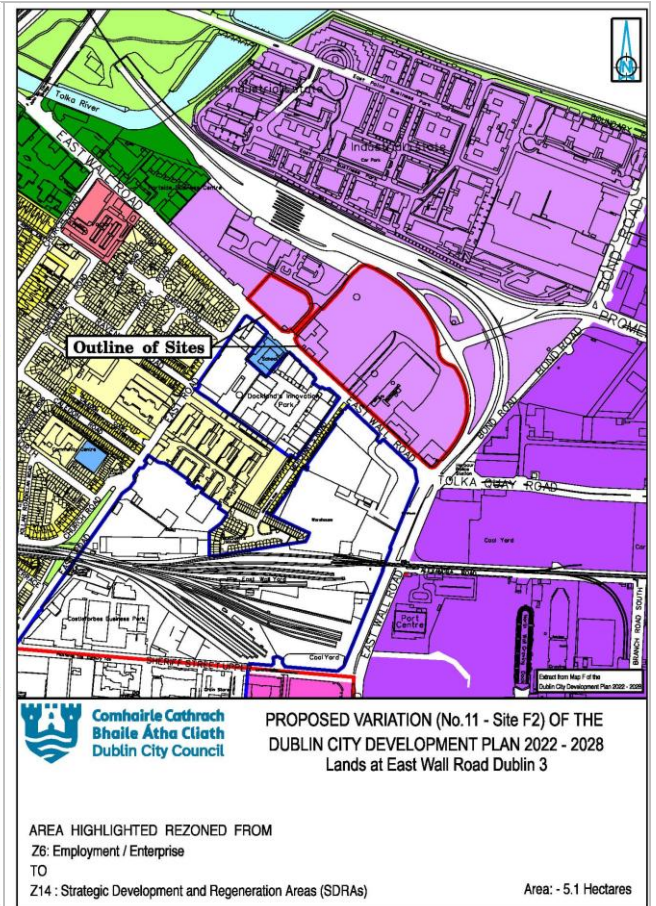
¹⁸ DIRECTIVE 2001/42/EC: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

Appendix 8.1A – Rezoning Maps

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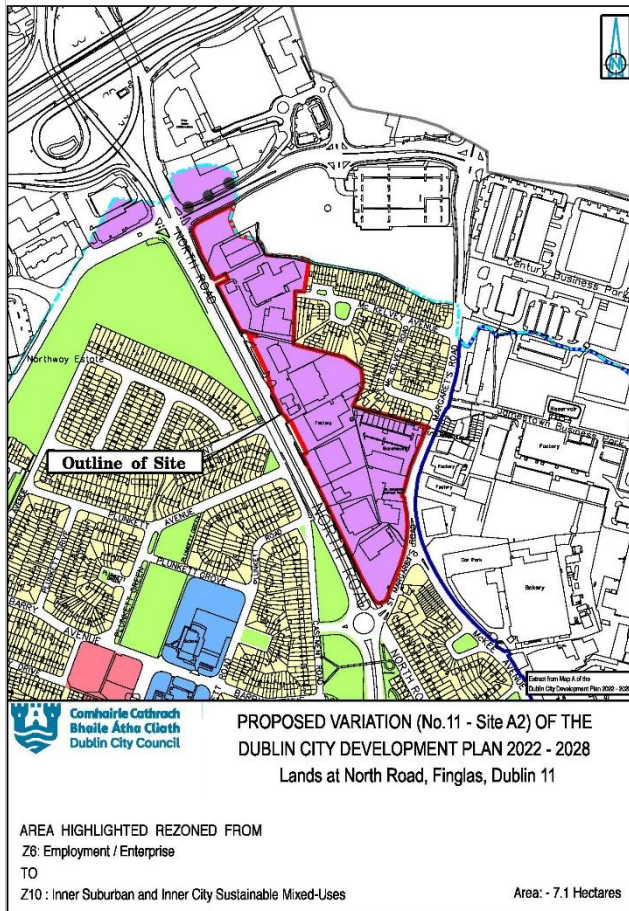


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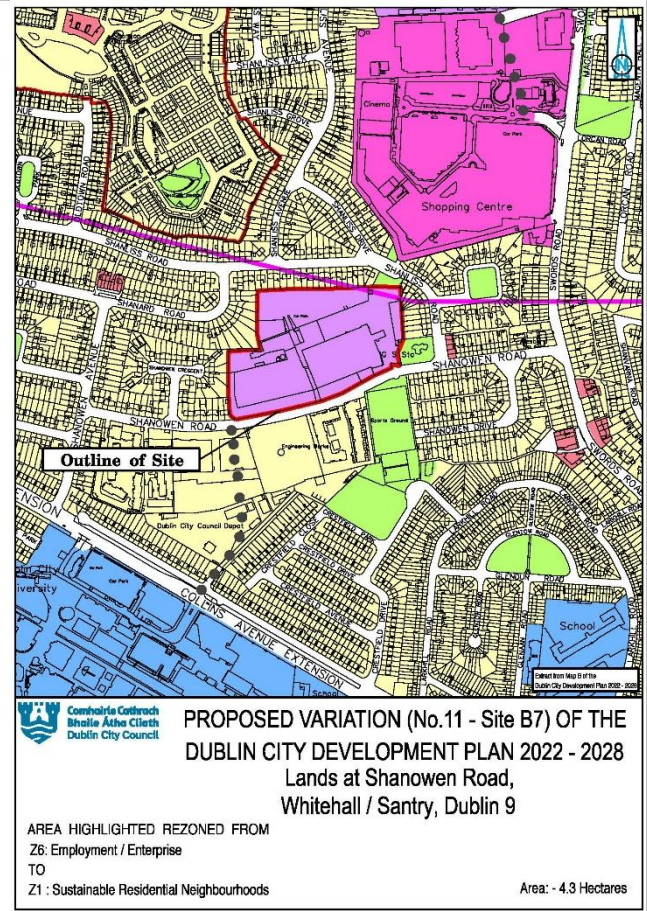


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Dublin City Development Plan 2022-2028: Variation No.11
Strategic Environmental Assessment (SEA) Environmental Report

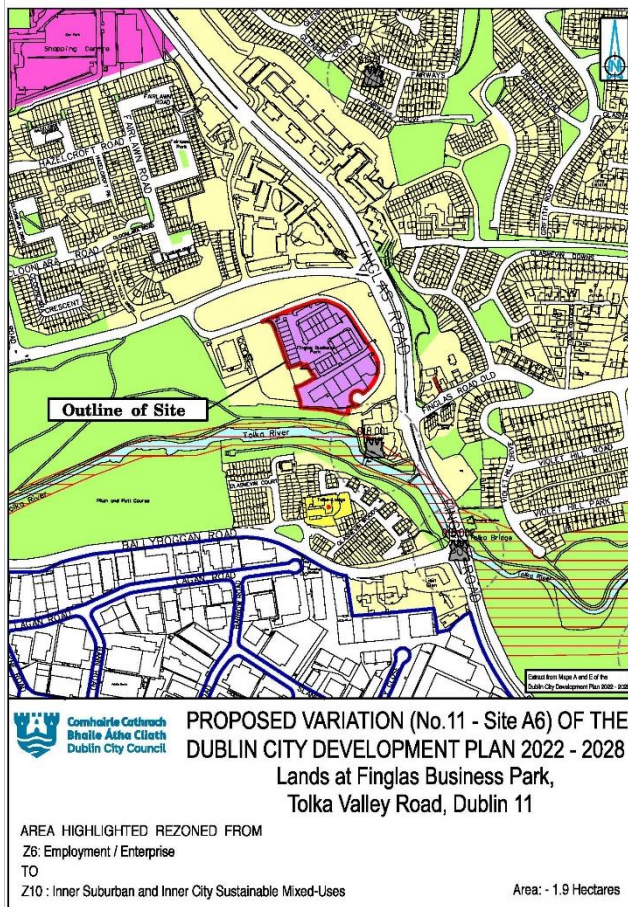


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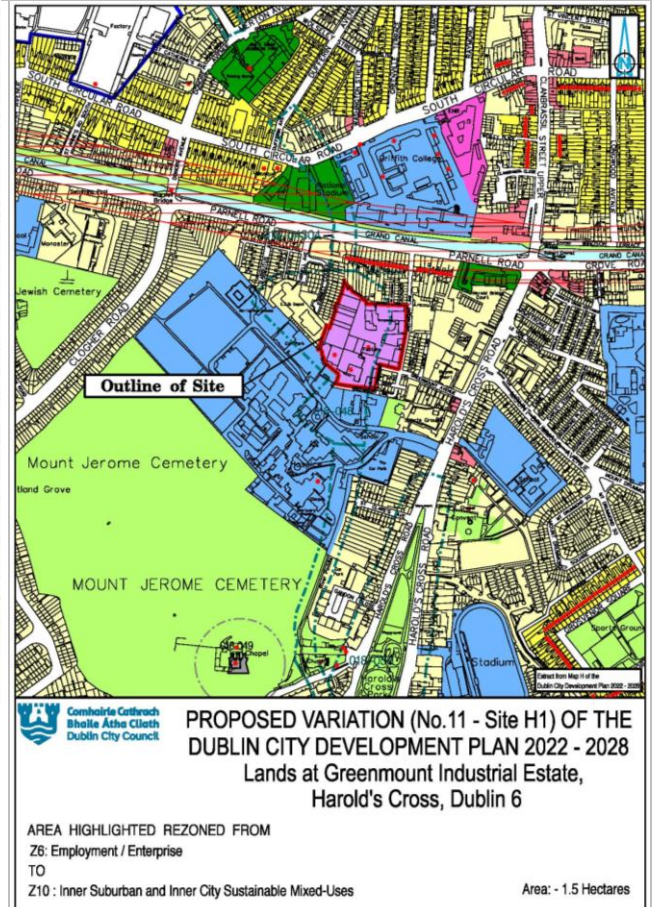


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Appendix 9.1A – Protective Policies and Objectives (Mitigation Measures) in Dublin City Development Plan 2022-2028

Table 9.1A: Mitigation Measures - List of Protective Policies and Objectives in Dublin City Development Plan 2022-2028

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: 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.

No.	Policy / Objective
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: - measures such as green roofs and green walls to reduce internal overheating and the urban heat island effect; - ensuring the efficient use of natural resources (including water) and making the most of natural systems both within and around buildings; - minimising pollution by reducing surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems (SuDS); - reducing flood risk, damage to property from extreme events– residential, public and commercial; - reducing risks from temperature extremes and extreme weather events to critical infrastructure such as roads, communication networks, the water/drainage network, and energy supply; - 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 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.

No.	Policy / Objective
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 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

No.	Policy / Objective
	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 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.
QHSNO20 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.

No.	Policy / Objective
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 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

No.	Policy / Objective
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).
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.

No.	Policy / Objective
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.
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.

No.	Policy / Objective
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 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 to 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 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).

No.	Policy / Objective
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 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.
SIO23 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.
SIO24 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.

No.	Policy / Objective
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.
GI03 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.
GI05 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 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

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	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).
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

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	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 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

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	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 under the EU Water Framework Directive	To support the improvement of the ecological status of all rivers / waterbodies within the administrative area of Dublin City Council and those rivers identified in accordance with the River Basin Management Plan 2018 – 2021 and the next management plan to be produced under the 3rd river basin planning cycle (2022-2027), as required under the EU Water Framework Directive (see Chapter 9, Section 9.5.2 Urban Watercourses and Water Quality).
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

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	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.
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.

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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.
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.
BHAO2 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.
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

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	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, 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

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	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, 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.

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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.
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.

No.	Policy / Objective
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 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.

No.	Policy / Objective
	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, 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.

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