

**COMHAIRLE CONTAE ÁTHA CLIATH THEAS**  
**South Dublin County Council**

**Record of Executive Business and Chief Executive's Orders**

**Planning & Transport**

**Proposed Variation (NPF Implementation and Compact Settlement Guidelines) to the  
South Dublin County Development Plan 2022 – 2028, Strategic Environmental  
Assessment Screening Determination**

**Background**

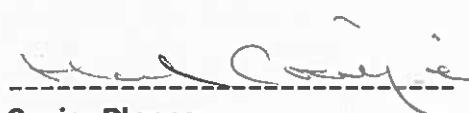
South Dublin County Council is preparing a Proposed Variation (No. 2) to the South Dublin County Development Plan 2022 – 2028 which will reflect and implement the National Planning Framework First Revision, 2025, the Section 28 Guidelines: NPF Implementation – Housing Growth Requirements (2025) and the Sustainable Residential Development and Compact Settlement Guidelines (2024). The Proposed Variation will amend the County Development Plan by, *inter alia*, zoning/re-zoning additional lands for residential development purposes to achieve the revised national housing growth requirements.

Article 7 (13K) of the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (SI No. 436 of 2004), as amended by the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (SI No. 201 of 2011) requires a variation to a development plan to be screened to determine whether it is likely to have significant effects on the environment.

Minogue & Associates Environmental Consultancy have been procured to carry out SEA for the Proposed Variation and have screened the Proposed Variation in accordance with the above legislation and associated criteria set out in Schedule 2A of the Regulations. The screening information has been reviewed by South Dublin County Council, and it has been determined that the Proposed Variation may, if unmitigated, result in likely significant environmental effects and that SEA is required to be undertaken on the Proposed Variation (NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022-2028.

**Recommendation:**

That a determination is made that the Proposed Variation No. 2 may, if unmitigated, result in likely significant effects on the environment, and that a SEA is required to be undertaken on the Proposed Variation No. 2 (NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022 – 2028.

  
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Senior Planner

**ORDER:**

It is determined that the Proposed Variation No. 2 may, if unmitigated, result in likely significant effects on the environment, and that a SEA is required to be undertaken on the Proposed Variation No. 2 (NPF Implementation and Compact Settlement Guidelines) to the South Dublin County Development Plan 2022 - 2028.



**Director of Services**

Date: 10/11/2025

To whom the appropriate powers have been delegated by order number DELG 2825 of the Chief Executive of South Dublin County Council.