Proposed Variation No 3

South Dublin County Development Plan 2022-2028

City Edge Strategic Urban Regeneration Framework 2026 (SURF)

Natura Impact Report (NIR)

SDCC Comhairle Contae Átha Cliath Theas South Dublin County Council

South Dublin 2022-2028 County Development Plan

South Dublin County Development Plan 2022 -2028

Proposed Variation No. 3

City Edge Strategic Urban Regeneration Framework (SURF)

Natura Impact Report

April 2026

South Dublin County Council

South Dublin County Development Plan 2022-2028

Proposed Variation No. 3

City Edge Strategic Urban Regeneration Framework (SURF)

Natura Impact Report

Document Stage	Document Version	Prepared by
Draft 03/04/2026	1	Pat Doherty MSc, MCIEEM

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

This report is prepared for South Dublin County Council and we accept no responsibility to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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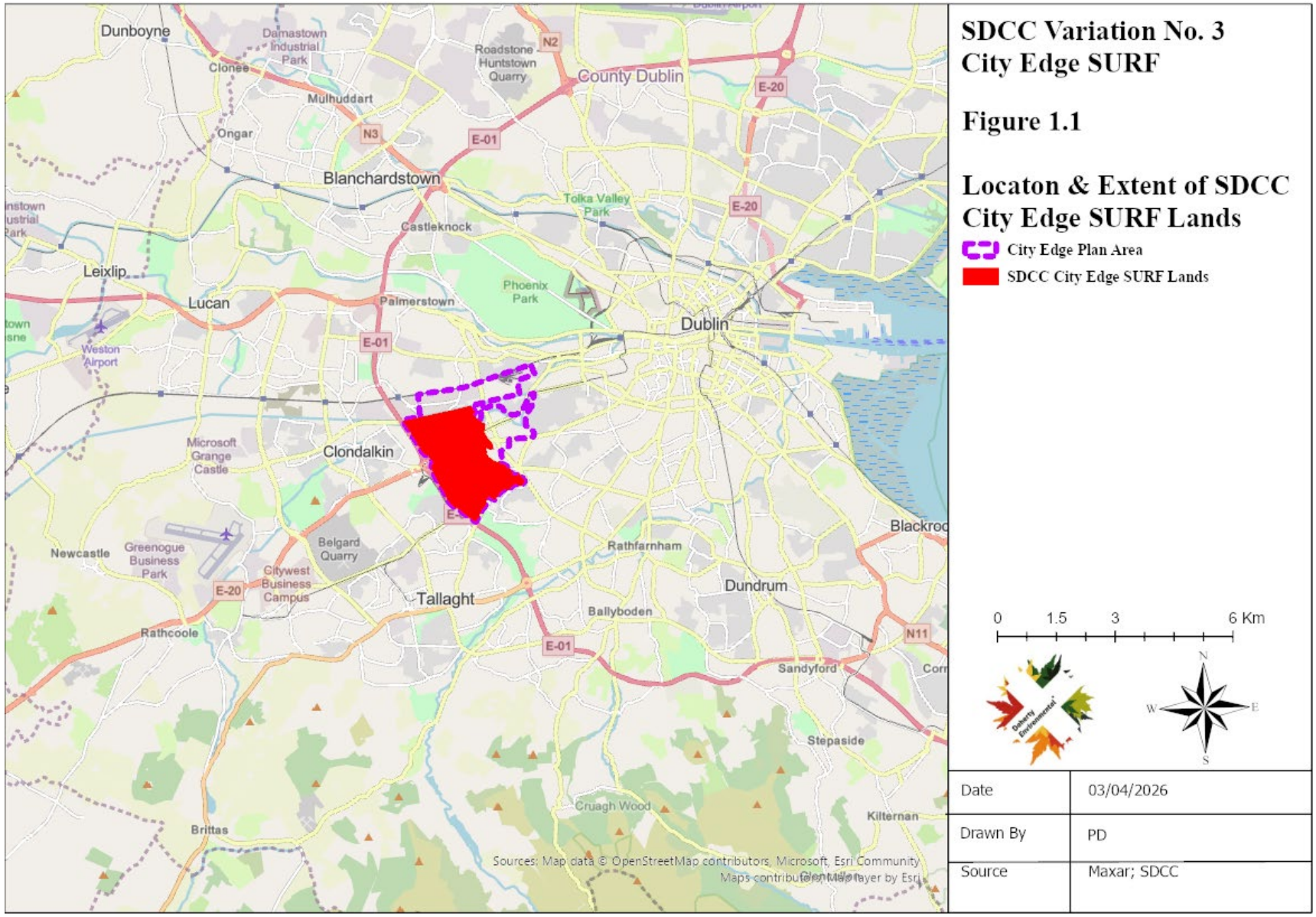
1.0 INTRODUCTION

DEC Ltd have been appointed by South Dublin County Council to undertake a Natura Impact Report (NIR) of their Proposed Variation No. 3 South Dublin County Development Plan 2022-2028 (City Edge Strategic Urban Regeneration Framework (SURF))) referred to hereafter as the SURF or the "plan". The location and extent of the SURF area is shown on Figure 1.1. This NIR has been completed with respect to the requirements outlined in Article 6(3) of the EU Habitats Directive and Section 177U of the Planning and Development Act and has been prepared in order to facilitate South Dublin County Council's requirement for completing an Appropriate Assessment of the Plan.

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


Dunboyne
Damastown Industrial Park
Clonee
Mulhuddart
Ongar
N3
E-01
Roadstone Huntstown Quarry
N2
County Dublin
E-20
Blanchardstown
Tolka Valley Park
Castleknock
Leixlip
Lucan
Palmerstown
Phoenix Park
Dublin
Weston Airport
Microsoft Grange Castle
Clondalkin
Newcastle
Greenogue Business Park
Belgard Quarry
Citywest Business Campus
Tallaght
Rathfarnham
Dundrum
Ballyboden
Rathcoole
Sandyford
N11
Stepaside
Cruagh Wood
Kilternan
Brittas
Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Maxar, Layer by Esri
SDCC Variation No. 3
City Edge SURF
Figure 1.1
Locaton & Extent of SDCC City Edge SURF Lands
City Edge Plan Area
SDCC City Edge SURF Lands
0 1.5 3 6 Km
N
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Date 03/04/2026
Drawn By PD
Source Maxar; SDCC

1.1 STATEMENT OF AUTHORITY

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

Mr Doherty has an MSc in Applied Environmental Science (Ecology), University College Dublin, 2003 and BSc (Honours) in Environmental Earth Science, University of Wales, Aberystwyth, 2000. As a consulting ecologist Mr Doherty regularly undertakes continuing professional development in the field of ecology, natural sciences, environmental practice and legislation.

2.0 SUMMARY OF THE SCREENING FOR APPROPRIATE ASSESSMENT

A Screening for Appropriate Assessment has been completed for the SURF. The screening was completed in 2023 when the SURF was proposed as the "City Edge" Variation No. 1 to the South Dublin County Development Plan 2022 – 2028[1]. This Screening was completed in line with the requirements of Article 6(3) of the EU Habitats Directive, as transposed into Irish law in Part XAB of the Planning and Development Act 2000 (as amended) in relation to land use planning.

The Screening represents the first stage of the Article 6(3) Habitats Directive assessment process and was undertaken to identify whether the plan has the potential to result in likely significant effects to European Sites. The first step of the Screening was to assess the potential for the SURF to result in likely significant effects to European Sites. No European Sites occur

[1] See Section 4 below for further details setting out the change of approach regarding framework under which the proposed variation is to be delivered

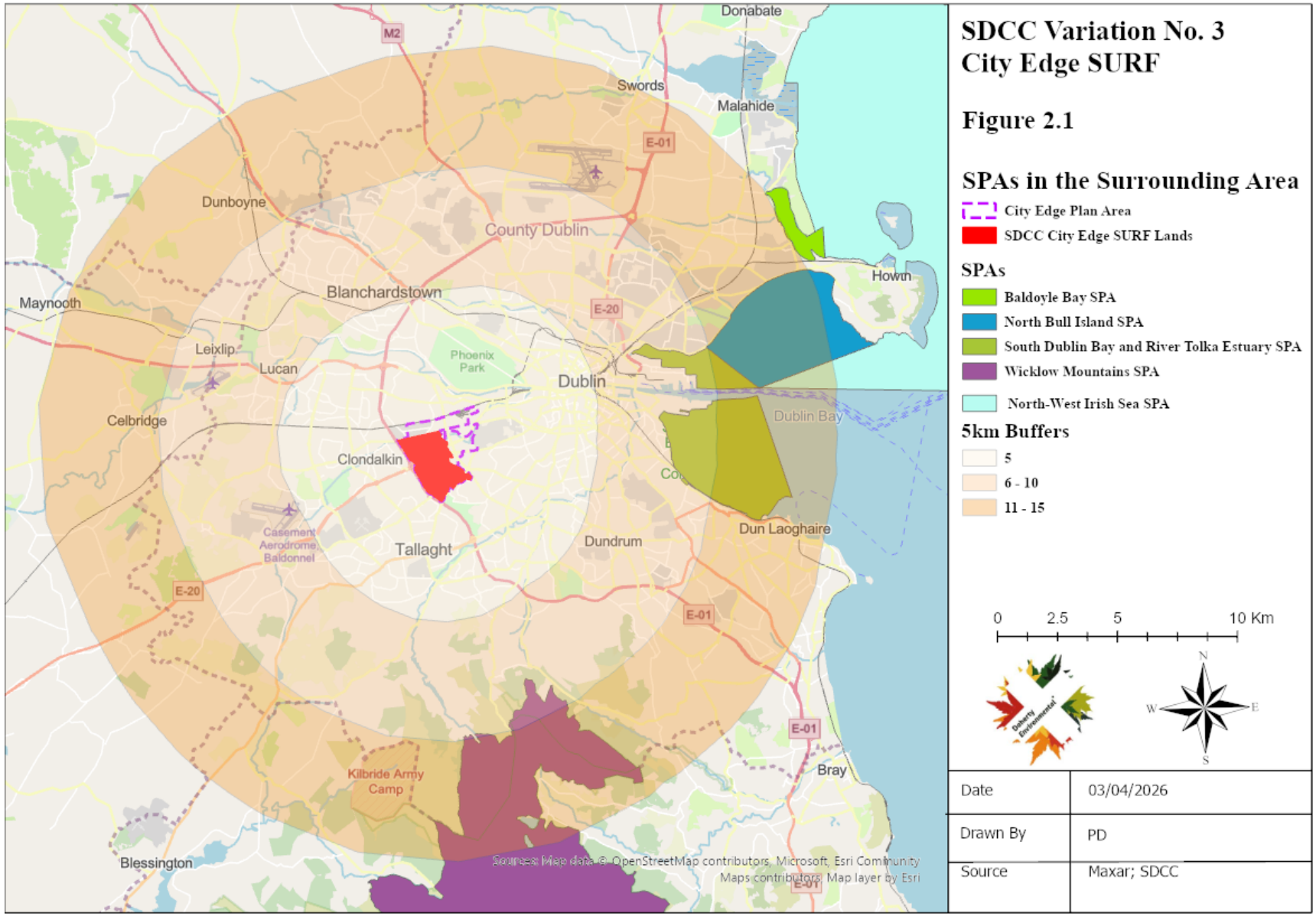
within the SURF lands, whilst those occurring in the wider area surrounding the SURF lands are shown on Figure 2.1 and 2.2 below.

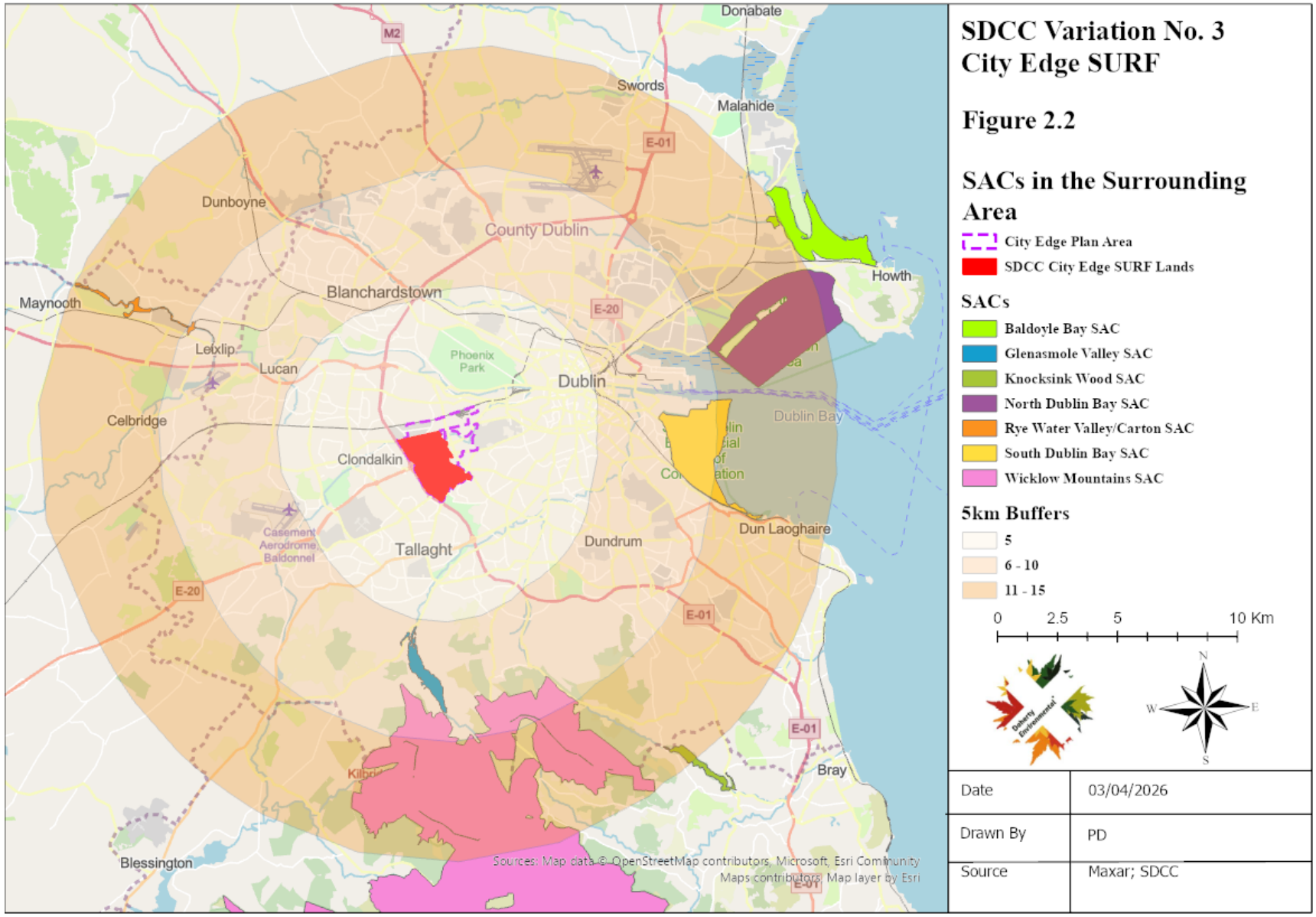
The screening exercise was completed at an early stage of the development of the SURF. Given that the SURF will result in land use activities associated with the delivery of new infrastructure, such activities could, in the absence of appropriate design and consideration, contribute to land use effects with associated environmental impacts within the SURF lands and surrounding area. During the screening it was noted that the SURF lands is located within the Liffey catchment with the River Camac and it tributary the Coolfan Stream (also known as the Ballymount Stream) (as well as the Coolfan Stream tributaries, namely the Walkinstown Stream and the Robinhood Stream) flowing through the SURF area, whilst the Grand Canal bounds the area to the north. The River Liffey flows to the east and drains to Dublin Bay, which in turn supports European Sites, such as the South Dublin Bay & Tolka Estuary SPA. As such there is potential for a hydrological pathway between the SURF lands and this SPA.

It was also identified during the screening that the implementation of land use plans, such as the SURF, can result in activities that generate air emissions. Such emissions can have negative impacts to European Sites and their features of interest where such sites occur within close proximity to a land use SURF lands. In addition, air emissions can have negative effects on habitats outside the boundary of European Sites that are relied upon by mobile species such as birds

Given the early stage of the SURF development at the time of the screening exercise, the potential for the SURF to support the delivery of infrastructure works within the SURF lands, and the connections between the SURF lands to European Sites, it was concluded that the potential for the SURF to result in likely significant effects to European Sites could not be ruled out at the screening stage.

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


SDCC Variation No. 3
City Edge SURF
Figure 2.1
SPAs in the Surrounding Area
City Edge Plan Area
SDCC City Edge SURF Lands
SPAs
Baldoyle Bay SPA
North Bull Island SPA
South Dublin Bay and River Tolka Estuary SPA
Wicklow Mountains SPA
North-West Irish Sea SPA
5km Buffers
5
6 - 10
11 - 15
0 2.5 5 10 Km
N
W
E
S
Date 03/04/2026
Drawn By PD
Source Maxar; SDCC
Donabate
Swords
Malahide
Howth
Dunboyne
County Dublin
Blanchardstown
Maynooth
Leixlip
Lucan
Phoenix Park
Dublin
Celbridge
Clondalkin
Dublin Bay
Dun Laoghaire
Casement Aerodrome Baldonnel
Tallaght
Dundrum
Kilbride Army Camp
Bray
Blessington
M2
E-01
E-20
Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri


SDCC Variation No. 3
City Edge SURF
Figure 2.2
SACs in the Surrounding Area
City Edge Plan Area
SDCC City Edge SURF Lands
SACs
Baldoyle Bay SAC
Glenasmole Valley SAC
Knocksink Wood SAC
North Dublin Bay SAC
Rye Water Valley/Carton SAC
South Dublin Bay SAC
Wicklow Mountains SAC
5km Buffers
5
6 - 10
11 - 15
0 2.5 5 10 Km
N
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Date 03/04/2026
Drawn By PD
Source Maxar; SDCC
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Casement Aerodrome, Baldonnel
Tallaght
Dundrum
Dun Laoghaire
Bray
Blessington
M2
E-01
E-20
Sources: Map data © OpenStreetMap contributors, Microsoft, Esri Community Maps contributors, Map layer by Esri

3.0 ASSESSMENT METHODOLOGY

3.1 GUIDANCE

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

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

3.2 BACKGROUND TO HABITATS DIRECTIVE ARTICLE 6 ASSESSMENTS

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

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

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

- Stage 2 – Appropriate Assessment: If a plan or project is likely to have a significant effect an Appropriate Assessment must be undertaken. In this stage the impact of the plan or project to the Conservation Objectives of the Natura 2000 site is assessed. The outcome of this assessment will establish whether the plan will have an adverse effect upon the integrity of the Natura 2000 site.

- Stage 3 – Assessment of Alternative Solutions: If it is concluded that, subsequent to the implementation of mitigation measures, a plan has an adverse impact upon the integrity of a Natura 2000 site it must be objectively concluded that no alternative solutions exist before the plan can proceed.

- Stage 4 – Where no alternative solutions exist and where adverse impacts remain but imperative reasons of overriding public interest (IROPI) exist for the implementation of a plan or project an assessment of compensatory measures that will effectively offset the damage to the Natura site 2000 will be necessary.

3.3 STAGE 2: APPROPRIATE ASSESSMENT STEPS

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

1. A description of the elements of the project that are likely to give rise to significant effects to European Sites;

2. The setting out the Conservation Objectives of the Site;

3. A description of how the project will affect key species and key habitats;

4. A description of how the integrity of the site (determined by structure and function and conservation objectives) is likely to be affected by the project (e.g. loss of habitat, disturbance, disruption, chemical changes, hydrological changes etc.);

5. A description of the mitigation measures that are to be introduced to avoid, reduce or remedy the adverse effects on the integrity of European Sites.

3.4 INFLUENCE OF THE APPROPRIATE ASSESSMENT PROCESS ON THE PLAN

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

4.0 OVERVIEW OF THE SURF

4.1 PURPOSE OF THE PROPOSED VARIATION ND CONTEXT

The full City Edge Project area (covering South Dublin and Dublin City Local Authorities) comprises an area of approximately 700 hectares and is strategically located in terms of the Kildare Route railway line, the Luas Red Line, the M50 Motorway and N7 economic corridor and proximity to Dublin City Centre. Figure 1.1 above shows the City Edge Project area and the City Edge Project with the South Dublin County Council boundary illustrated.

4.2 BACGROUND TO THE PROPOSED VARIATION NO. 3

The non-statutory City Edge Strategic Framework, which was published in August 2022, sets out a high-level vision for the regeneration of the City Edge lands to 2070 including up to 40,000 homes and 75,000 jobs. The Framework divides the lands into 5 Districts as identified below in Figure 4.1. Of these, the districts in the western, central and southern part of the City Edge Framework are largely within the planning remit of South Dublin County Council- these are Red Cow and Greenhills Districts and parts of Naas Road and Cherry Orchard Districts.

Figure 4.1: Districts across the City Edge Project

In terms of existing planning policy, the South Dublin CDP 2022 -2028 includes policies relevant to this Proposed Variation and the plan making approach to City Edge, as follows:

Policy CS2: City Edge Regeneration Lands: 'Deliver a development framework for the regeneration of the City Edge lands in conjunction with Dublin City Council which underpins

the strategic aims of the National Planning Framework and Regional Spatial and Economic Strategy'

CS2 Objective 1: 'To prepare a Local Area Plan (LAP) or other appropriate mechanism for the zoned Regeneration (REGEN) lands and other lands at Naas Road / Ballymount as defined by the City Edge Project boundary. The LAP or equivalent will commence in 2022 and provide a framework for the sequential and phased development of the lands, integrating sustainable transport, land use and blue and green infrastructure. The City Edge Strategic Framework will inform this Statutory Plan'.

CS2 Objective 2: 'To facilitate a co-ordinated approach and vision to any future sustainable development of the City Edge area in collaboration with Dublin City Council and all relevant stakeholders, including the local community and existing businesses, having regard to their operational needs, and ensure that the needs of the existing and new communities will be met and the provision of necessary community and physical infrastructure is delivered in tandem with any new development'.

QDP16 Objective 2: To support the City Edge Strategic Framework and any future framework for the area in delivering urban growth and regeneration for the County and the wider Region, recognising its significant potential as the largest regeneration area in the country.

'To progress the regeneration process for the City edge area, South Dublin County Council intends to bring forward a planning framework called the Strategic Urban Regeneration Framework (SURF) as the proposed variation to the South Dublin County Development Plan 2022-2028. The SURF will provide a detailed planning guidance for the future development of the area and will provide a statutory footing for consideration of planning applications within the City Edge plan area. The SURF will also propose to seek Candidate UDZ designation under the Planning and Development Act ,2024. At the time of writing this, the relevant sections of the Act have not commenced and therefore the Candidate UDZ status has not yet been sought.

'The City Edge Project comprises three phases – Strategic Framework; Plan-Making; and Implementation. The first phase was completed in 2022 with the preparation of the City Edge Strategic Framework. The Framework was noted by the Elected Members of South Dublin County Council and Dublin City Council in May and June 2022 respectively.

The Framework contains an overarching vision for the City Edge project area and objectives as presented below:

Figure 4.2 Overarching Vision and Strategic Objectives from City Edge

3.4 OVERARCHING VISION

The overarching vision for City Edge is to support the long-term, resilient growth of the Dublin region by making the most of City Edge. Create a major new Urban Quarter on the edge of Dublin City, providing much needed new homes and employment space for the city, whilst ensuring the area's rich industrial history can continue to play an important role into the future.

Five new neighbourhoods, based on 15-minute city principle, will celebrate the area's existing qualities such as the Grand Canal, the River Camac and Lansdowne Valley Park. Whilst a network of new biodiversity rich parks, green and blueways, public transport, local high streets, community facilities and energy networks will help to meet our shared climate challenges.

3.5 STRATEGIC OBJECTIVES

Theme	Objective	The objectives below break down the vision into 8 main themes, and were used to direct the tested scenarios and strategic brief.
LIVEABLE CITY	**Follow compact growth & 15-minute city principle**	Create a compact urban environment with an active travel focus, that supports the health and wellbeing of residents, through access to opportunities, services, resources, and green and natural amenities.
ECONOMY	**Create a resilient and diverse employment offer with scope for up to 65,000 - 75,000 jobs**	Create a resilient and diverse employment offer with scope for between 65,000 and 75,000 jobs.
HOUSING	**Accommodate a range and variety of new homes for up to 75,000 - 85,000 people**	Accommodate a mixed and balanced community of between 75,000 and 85,000 new people with a choice of different housing types, tenures and sizes.
NATURAL INFRASTRUCTURE	**Target 50% green cover**	Target 50% green cover to meet the needs of the future population while promoting a reintroduction of biodiversity and combating climate change impacts such as flood risk.
MOVEMENT	**Focus development on the provision of active and public transport**	Ensure Transport Oriented Development by focussing new mixed-use and compact urban development on enhanced active travel and public transport corridors.
CHARACTER	**Knit into existing neighbourhoods and create a series of character areas that enhance Dublin**	Integrate the renewal of City Edge with existing residential communities by supporting good placeshaping within the five local neighbourhoods and by celebrating local distinctiveness and ensuring climate resilient design.
COMMUNITY	**Integrated urban services and resources**	Support the needs of intergenerational communities through the timely provision of community, educational, health and social facilities.
SUSTAINABILITY	**Fast-track to zero carbon and zero waste**	Fast track to zero carbon and zero waste to help address climate change and promote sustainable communities through the 15-minute city principle.
DELIVERY	**Create a deliverable and credible framework**	Ensure a coordinated approach to the funding and delivery of infrastructure and utilities in order that land can be developed in a timely and coherent manner that realises the City Edge Vision.

The Strategic Framework also sets out core components, which are infrastructure requirements needed to achieve the regeneration of City Edge, as listed below:

- **River Camac Re-naturalisation:** Deculverting and re-naturalising the river Camac and its tributaries to help with climate change resilience, flooding, and to create a positive setting for future growth.
- **Enhancing the Grand Canal:** To create a more attractive setting for the Canal, enhance active travel routes along it, and improve biodiversity.
- **Introducing & Enhancing Green & Blue Space:** Introducing new parks and enhancing existing parks in coordination with the re-naturalisation of the river and enhancing of the canal, to help with climate change resilience and also create a positive setting for future growth.
- **Creating a Tymon to Phoenix Park Greenway:** Link to connect two significant assets in the vicinity of City Edge whilst creating green links both for active travel and for ecology.
- **Undergrounding Overhead High Voltage Lines:** Increase the developable land available and improve the setting of future growth by undergrounding overhead high voltage lines.
- **Expanding the sewer network:** Supporting future growth by expanding the sewer network whilst coordinating with a City Edge-wide SuDS strategy.
- **Setting out the street network:** To create a legible movement network for vehicles that responds to accessibility requirements for different uses and provides a parallel cycling network.
- **Creating a cycle network:** Creating an attractive active travel and cycling network that encourages a modal shift away from cars.
- **Introducing orbital connectivity:** Proposal to augment Dublin's orbital connectivity with two routes passing through City Edge.
- **Introducing New Stations & Transport LinksLuas to Kimmage:** Coordinating with the NTA's Draft GDA Strategy for 2022- 2042 to create new stations and stops and sustainable transport links within City Edge that can catalyse and support growth.
- **Introducing New Interchanges:** Taking the opportunity to coordinate interchanges between modes across City Edge, and to integrate these with new developments.
- **Setting Out Centres & Nodes:** Creating centres and nodes that respond to transport infrastructure and green space and amenity, with a major new centre at Naas Road.
- **Setting Out Land Uses:** Coordinating land uses across City Edge to create a cohesive set of districts that support one another.

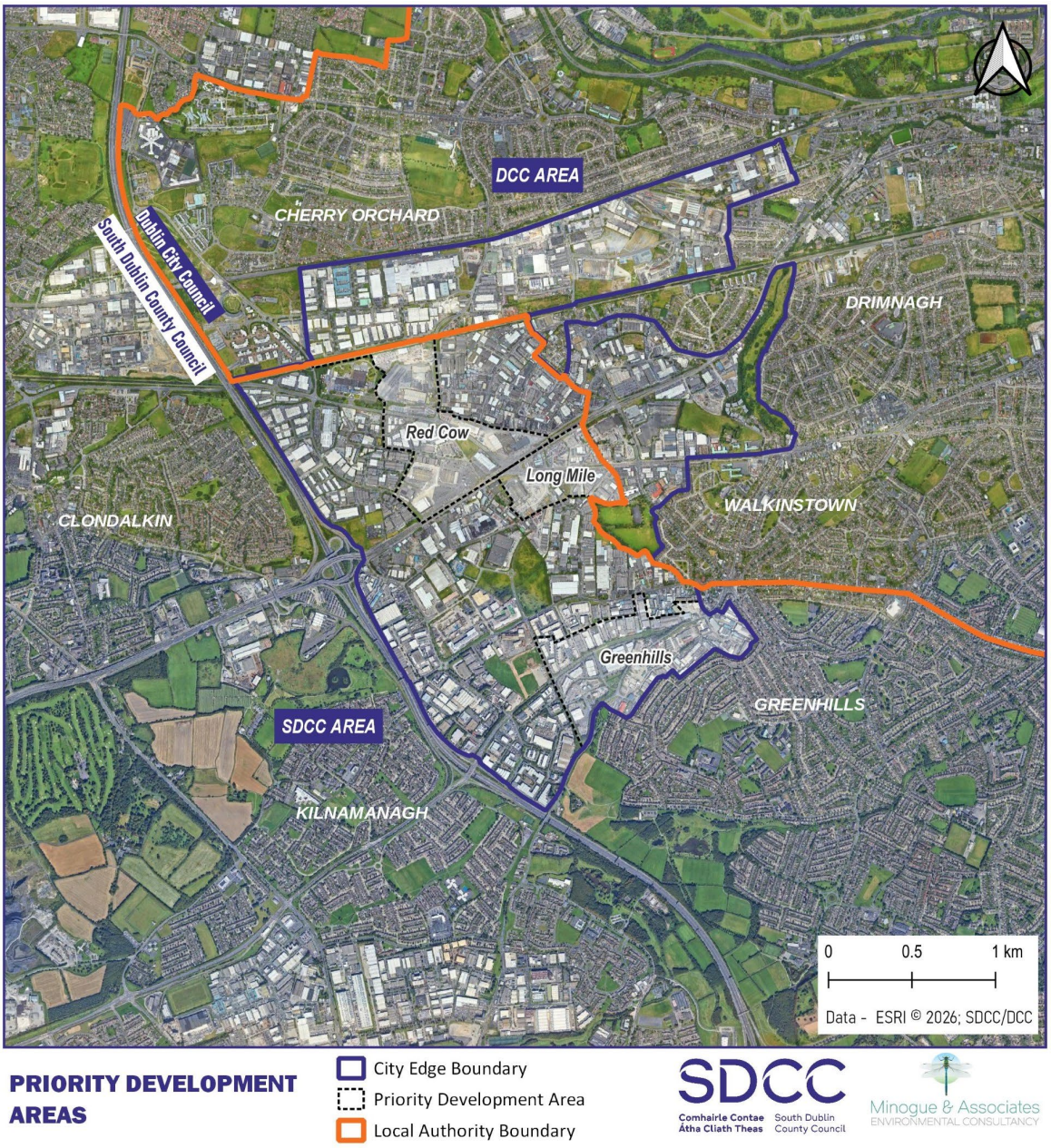
For further information on the City Edge Project phases and work to date please see: The City Edge Project | A Transformative Initiative for Dublin City.

4.3 SDCC CITY EDGE SURF(STRATEGIC URBAN REGENERATION FRAMEWORK)

The current Phase 2 of the City Edge project relates to Plan-Making, specifically the provision of a statutory basis for the non-statutory Strategic Framework through incorporation of its objectives into the South Dublin County Development Plan 2022-2028 via a Proposed Variations of the development plan. It should be noted that the proposed variation does not alter the existing zoning of the SDCC City Edge area.

Building on the initial analysis undertaken for the Strategic framework (2022), a baseline analysis was carried out , this analysis has been used to inform the policies, objectives and urban design in the SURF . In order to focus on the development in the short to medium term, Priority Development Areas (PDAs) have been identified from the baseline analysis, and are as part of the Proposed Variation which and forms the basis of this SURF. Figure 4.3 below shows the boundaries of the Priority Development Areas (PDAs) over aerial imagery.

Figure 4.3: Priority Development Areas



5.0 OVERVIEW OF THE SURF LANDS & RELATIONSHIP WITH EUROPEAN SITES

5.1 BIODIVERSITY

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

The SURF lands is underlain by limestone bedrock which is well draining. Within the SURF lands, the built land is identified as 'made soils', these are soils which have been disturbed, transported or manipulated by activity in the urban environment . The functioning of existing open soil for ecological and hydrological functions is an important consideration in the SEA process.

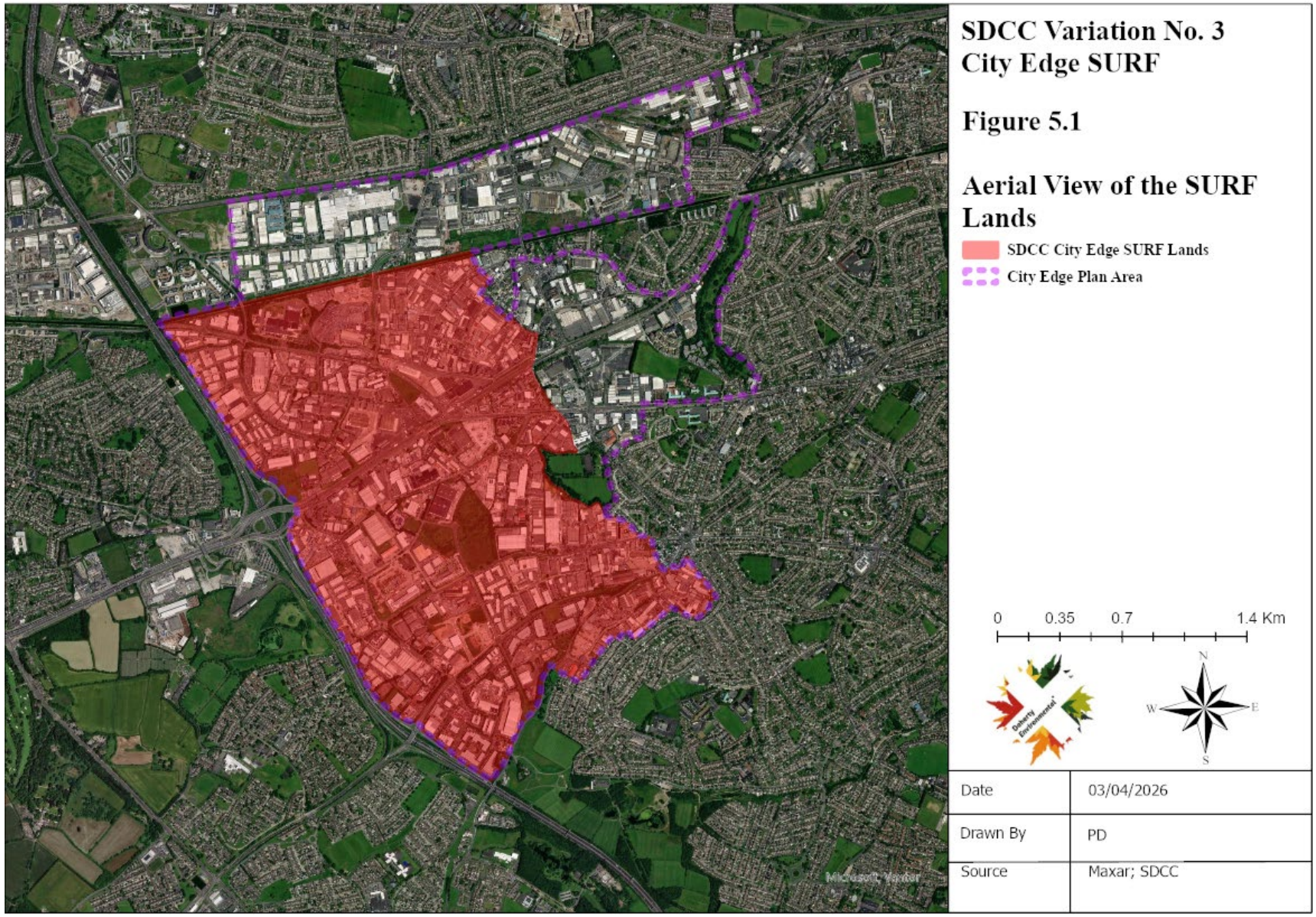
As part of the baseline studies completed for Phase 1 of the City Edge Framework, a desk-based assessment of the Contaminated Land potential associated with the study area was undertaken. The review has identified constraints and opportunities. As a result of the current and historic land uses, it is likely that soil and groundwater in the study area have been locally impacted by various contaminants of concern. Further quantitative assessment of the study area would be required in tandem with the phases of the regeneration to accurately determine the extent of any impacts. It is also likely that contaminated land impacts are localised to specific sources and industrial processes within the study area.

5.1.1 Habitats

The figure below presents the aerial imagery of the SURF lands. This shows the dominant habitat type is built land and artificial surfaces with buildings associated with a range of uses. Very limited greenfield/grassland habitat are present within the SURF lands. The only areas of greenfield land cover occurring within the SURF lands are those occurring between Robinhood Rd. and Balltymount Rd. Lower and between Ballymount Rd. Upper and Ballymount Ave. Elsewhere areas of greenfield land cover is significantly limited.

In terms of sites of nature conservation value, the nearest site is the Grand Canal proposed Natural Heritage Area (pNHA), which adjoins the northern boundary of the SURF lands. This

man-made waterway links the River Liffey at Dublin with the Shannon at Shannon Harbour and the Barrow at Athy. The Grand Canal proposed Natural Heritage Area (pNHA) comprises the canal channel and the banks on either side of it. The canal system is made up of a number of branches - the Main Line from Dublin to the Shannon, the Barrow Line from Lowtown to


SDCC Variation No. 3
City Edge SURF
Figure 5.1
Aerial View of the SURF Lands
SDCC City Edge SURF Lands
City Edge Plan Area
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0.35
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1.4 Km
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Drawn By
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Source
Maxar; SDCC

Athy, the Edenderry Branch, the Naas and Corbally Branch and the Milltown Feeder. Otter spraints are found along the towpath, particularly where the canal passes over a river or stream. The ecological value of the canal lies more in the diversity of species it supports along its linear habitats than in the presence of rare species.

The greenfield land cover occurring within the SURF lands is representative of amenity grassland (GA2). The watercourses flowing through the SURF lands are the Camac River and the Coolfan Stream and its minor first order tributaries the Walkinstown Stream and the Robinhood Stream. The Coolfan Stream and its tributaries form part of the Camac_040 WFD waterbody. The River Camac extends for around 13.57km and drains ultimately to the Liffey Estuary Upper waterbody (IE EA 090 0400). The River Camac is one of the most modified river catchments in Dublin, with extensive hydro morphological changes extending back through centuries to accommodate milling, agriculture, and urban expansion. This has resulted in a degraded river ecosystem with impacts on fish, plant, and invertebrate species. The most recent published status as, per EPA maps for the period 2019-2024, of the Camac_010 waterbody is 'Poor' and its Water Framework Directive risk status continues to be classified as 'At risk' of not achieving good status.

The most recent EPA Water Framework Directive (WFD) dataset for the period 2019–2024 identifies the status of surface and groundwater bodies within the local area as summarised in Table 4.2 below for South Dublin County. Figure 4.10 presents the surface water quality in and around the SURF lands. No records for rare, threatened or species protected under Annex 2 of the Habitats Directive or Annex 1 of the Birds Directive are held for the SURF lands. In terms of bird species Lesser Black-backed Gull and Herring Gull, both of which frequent the urban landscape of Dublin City are the only wetland/waterbirds for which records are held.

Notwithstanding the records held for the SURF lands by the National Biodiversity Data Centre several strictly protected species listed on Annex II and/or Annex IV of the EU Habitats Directive are known to occur within these lands. These include Otter (*Lutra lutra*) and a number of bat species (Common, Soprano and Nathusius' Pipistrelle, Leisler's Bat and Daubenton's Bat). Of these only otter are listed on Annex 2 of the Habitats Directive and are listed as a qualifying features of interest for SACs in Ireland. A previous survey of the River Camac for otters (Macklin, 2019) recorded otter field signs along the section of the river within the SURF lands. These field signs included spraints and prey remains. A holt was identified along the river a short distance downstream of the SURF lands.

5.1.2 Ecological Surveys

During the screening for Appropriate Assessment for the proposed variation likely significant effects to a number of European Sites could not be ruled out on the basis that that lands within the SURF lands or immediately adjacent to it along the Grand Canal could be relied upon as ex-situ sites for special conservation interest bird species of SPAs. As such a key item informing this NIR was establishing whether or not such bird species rely on the SURF lands and the section of the Grand Canal to the north of the SURF lands as ex-situ sites.

Site visits to identify areas of vegetated surface at the SURF lands were undertaken during the non-breeding season of 2023/2024 by ecologist Pat Doherty MCIEEM. During the site visits the presence of any special conservation interest bird species of surrounding SPAs were recorded. The section of the Grand Canal adjoining the SURF lands to the north was also surveyed by walking a return transect between Kylemore Road and Blackhorse Road. Any special conservation interest bird species of surrounding SPAs using the section of the Grand Canal adjoining the SURF lands to the north were recorded.

As noted above, within the SURF area, vegetated surfaces are confined in extent and are represented by landscaped and grassy verges and small pockets of amenity grassland. Overall the land cover within the SURF lands does not provide suitable habitat, be it loafing, foraging, roosting or breeding habitat for bird species listed as special conservation interest bird species of SPAs in the wider surrounding area. The pockets of greenfield cover within the SURF lands including between Robinhood Rd. and Ballymount Rd. Lower and between Ballymount Rd. Upper and Ballymount Ave, as well as Greenhill Park, Walkinstown Park and the northern end of Tymon Park (all outside the SURF lands) were surveyed for the presence of wetland/waterbirds that are listed as special conservation interest bird species of SPAs in the wider surrounding area.

The section of the Grand Canal adjoining the SURF lands to the north does not play an important role as an ex-situ site for special conservation interest bird species of the SPAs in the wider surrounding area. The waterbirds recorded using this section of the canal include mallard; coot; moorhen; and mute swan. Black-headed Gull and Herring Gull were recorded in flight but were not recorded relying on this section of the Grand Canal.

No wetland/waterbirds were recorded using the amenity grassland parkland habitat occurring within and adjacent to the SURF lands.

5.2 PATHWAYS

During the screening for Appropriate Assessment for the proposed variation pathways that could not be ruled out at that stage as potential impact pathways comprised:

Air emission pathways

Hydrological pathways

Mobile species pathways

5.2.1 Air Emission Pathways

Air emission pathways were identified in the context of potential for dust emissions during future demolition and construction works facilitated by the Variation and future land use facilitated by the Variation.

During future demolition and construction works facilitated by the Plan the principal source of emissions to air with potential to perturb air quality will be associated with dust emissions. The potential for dust emissions to adversely affect sensitive ecological receptors such as European Sites has been considered as part of the Institute for Air Quality Management (IAQM) (2024) Guidance on the assessment of dust from demolition and construction. This guidance has identified European Sites as being sensitive to dust emissions where such sites are located within a 50m distance of emission sources. In view of these guidelines and given that:

- the nearest European Site to the SURF lands is over 6km and
- the SURF lands and lands immediately surrounding the SURF lands do not function as ex-situ sites for mobile species pathway of surrounding European Sites

air emissions generated during the demolition and construction phase of future development facilitated by the SURF will not have the potential to function as impact pathways.

5.2.2 Hydrological pathways

During the screening exercise for the Plan a hydrological pathway was found to connect the SURF lands to European Sites at Dublin Bay. The hydrological pathway is established by surface water runoff as well as by wastewater emission pathways. The presence of this pathway is identified as part of this NIR and the European Sites potentially connected to this pathway include the South Dublin Bay & Tolka Estuary SPA; North Dublin Bay SAC; North Bull Island SPA; South Dublin Bay SAC; and North-West Irish Sea SPA.

5.2.3 Mobile species pathways

The potential for the SURF lands and the Grand Canal to the north of the SURF lands to function ex-situ site for special conservation interest bird species of surrounding SPAs was identified as a possibility during the screening of the SURF. During the screening it was noted that in the event that the SURF lands and the section of the Grand Canal to the north do function as ex-situ sites then a mobile species pathway connecting the SURF to SPAs would be established. However, following a further investigation (i.e. desk study and site surveys) of the SURF lands and the section of the Grand Canal to the north it is concluded that neither function as ex-situ sites for qualifying species and as such no mobile species pathway connects the Plan to European Sites in the wider surrounding area.

6.0 EUROPEAN SITES CONNECTED TO THE PLAN

Following on from Section 5 above the European Sites occurring in the wider area surrounding the SURF lands that are connected to the Plan via a pathway are South Dublin Bay & Tolka Estuary SPA; North Dublin Bay SAC; North Bull Island SPA; South Dublin Bay SAC; and North-West Irish Sea SPA. These European Sites are listed in Table 6.1 below along with their qualifying features of interest and their distance to the SURF lands.

Table 6.1: European Sites Connected to the SURF lands by Hydrological pathways

Site Name and Code	Distance from SURF lands (km)	Qualifying Interests
South Dublin Bay SAC	7.5	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210]

Site Name and Code	Distance from SURF lands (km)	Qualifying Interests
[000210]		Salicornia and other annuals colonising mud and sand [1310] Embryonic shifting dunes [2110]
North Dublin Bay SAC [000206]	11.17	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals colonising mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalophyllum ralfsii (Petalwort) [1395]
North Bull Island SPA [004006]	11.16	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Shoveler (Anas clypeata) [A056] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Curlew (Numenius arquata) [A160] Redshank (Tringa totanus) [A162] Turnstone (Arenaria interpres) [A169] Black-headed Gull (Chroicocephalus ridibundus) [A179] Wetland and Waterbirds [A999]
South Dublin Bay and River Tolka Estuary SPA [004024]	8.16	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Ringed Plover (Charadrius hiaticula) [A137] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Black-headed Gull (Chroicocephalus ridibundus) [A179] Roseate Tern (Sterna dougallii) [A192]

Site Name and Code	Distance from SURF lands (km)	Qualifying Interests
		Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194] Wetland and Waterbirds [A999]
North-West Irish Sea cSPA [004236]	12.53	Common Scoter (Melanitta nigra) [A065] Red-throated Diver (Gavia stellata) [A001] Great Northern Diver (Gavia immer) [A003] Fulmar (Fulmarus glacialis) [A009] Manx Shearwater (Puffinus puffinus) [A013] Shag (Phalacrocorax aristotelis) [A018] Cormorant (Phalacrocorax carbo) [A017] Little Gull (Larus minutus) [A177] Kittiwake (Rissa tridactyla) [A188] Black-headed Gull (Chroicocephalus ridibundus) [A179] Common Gull (Larus canus) [A182] Lesser Black-backed Gull (Larus fuscus) [A183] Herring Gull (Larus argentatus) [A184] Great Black-backed Gull (Larus marinus) [A187] Little Tern (Sterna albifrons) [A195] Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194] Puffin (Fratercula arctica) [A204] Razorbill (Alca torda) [A200] Guillemot (Uria aalge) [A199]

6.1.1 South Dublin Bay SAC

This site lies south of the River Liffey in County Dublin, and extends from the South Wall to the west pier at Dun Laoghaire. It is an intertidal site with extensive areas of sand and mudflats. The sediments are predominantly sands but grade to sandy muds near the shore at Merrion Gates. The main channel which drains the area is Cockle Lake.

The site is a Special Area of Conservation (SAC) selected for the following habitats and/or species listed on Annex I / II of the E.U. Habitats Directive (* = priority; numbers in brackets are Natura 2000 codes):

[1140] Tidal Mudflats and Sandflats

[1210] Annual vegetation of drift lines

[1310] Salicornia and other annuals colonising mud and sand

[2110] Embryonic shifting dunes

The bed of Dward Eelgrass (Zostera noltii) found below Merrion Gates is the largest stand on the east coast. Green algae (Enteromorpha spp. and Ulva lactuca) are distributed throughout the area at a low density. Fucoid algae occur on the rocky shore in the Maretimo to Dún Laoghaire area. Species include Fucus spiralis, F. vesiculosus, F. serratus, Ascophyllum nodosum and Pelvetia canaliculata. Several small, sandy beaches with incipient dune formation occur in the northern and western sectors of the site, notably at Poolbeg, Irishtown and Merrion/ Booterstown. The formation at Booterstown is very recent. Drift line vegetation occurs in association with the embryonic and incipient fore dunes. Typically drift lines occur in a band approximately 5 m wide, though at Booterstown this zone is wider in places. The habitat occurs just above the High Water Mark and below the area of embryonic dune. Species present are Sea Rocket (Cakile maritima), Frosted Orache (Atriplex laciniata), Spear-leaved Orache (A. prostrata), Prickly Saltwort (Salsola kali) and Fat Hen (Chenopodium album). Also occurring is Sea Sandwort (Honkenya peploides), Sea Beet (Beta vulgaris subsp. maritima) and Annual Sea-blite (Suaeda maritima). A small area of pioneer saltmarsh now occurs in the lee of an embryonic sand dune just north of Booterstown Station. This early stage of saltmarsh development is here characterised by the presence of pioneer stands of glassworts (Salicornia spp.) occurring below an area of drift line vegetation. As this is of very recent origin, it covers a small area but ample areas of substrate and shelter are available for the further development of this habitat.

Lugworm (Arenicola marina), Cockles (Cerastoderma edule) and annelids and other bivalves are frequent throughout the site. The small gastropod Hydrobia ulvae occurs on the muddy sands off Merrion Gates. South Dublin Bay is an important site for waterfowl. Although birds regularly commute between the south bay and the north bay, recent studies have shown that certain populations which occur in the south bay spend most of their time there. Baitdigging is a regular activity on the sandy flats.

At high tide some areas have windsurfing and jet-skiing. This site is a fine example of a coastal system, with extensive sand and mudflats, and incipient dune formations. South Dublin Bay is also an internationally important bird site.

The threats and pressures to this SAC have been documented in the Standard Natura 2000 Data Form for the site (NPWS, 2017). The documented threats and pressures to this SAC are as follows:

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

Table 6.2 lists each of the qualifying features of interest for this SAC and their conservation status.

Table 6.2: South Dublin Bay SAC qualifying features of interest and conservation status

Qualifying Annex Feature	Conservation Status (Site-Level)	Conservation Status (National-Level)
Mudflats and sandflats not covered by seawater at low tide	Favourable	Inadequate
Annual vegetation of drift lines	Not established	Inadequate
Salicornia and other annuals colonizing mud and sand	Unfavourable	Favourable
Embryonic shifting dunes	Unfavourable-inadequate	Inadequate

Shifting dunes along the shoreline with Ammophila arenaria (white dunes)		

6.1.2 North Dublin Bay SAC

This site covers the inner part of north Dublin Bay, the seaward boundary extending from the Bull Wall lighthouse across to the Martello Tower at Howth Head. The North Bull Island is the focal point of this site. Qualifying features for which this site has been designated as a SAC are listed in Table 6.3 below. The distribution of the habitats associated with this SAC are outlined in the Conservation Objectives for this SAC (see NPWS, 2013).

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

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

Table 6.3: North Dublin Bay SAC Qualifying Features of Interest & Conservation Status

Qualifying Annex Feature	Conservation Status (Site-Level)	Conservation Status (National-Level)

[2] Standard Natura 2000 Data Forms are provided for each European Sites on the NPWS website at www.npws.ie/protectedsites

Mudflats and sandflats not covered by seawater at low tide	Favourable	Poor
Annual vegetation of drift lines	Not established	Poor
Salicornia and other annuals colonizing mud and sand	Unfavourable	Poor
Atlantic salt meadows (Glauco-Puccinellietalia maritimae)	Favourable	Poor
Petalwort (Petalophyllum ralfsii)	Not established	Good
Mediterranean salt meadows (Juncetalia maritimi)	Favourable	Poor
Embryonic shifting dunes Shifting dunes along the shoreline with Ammophila arenaria (white dunes)	Unfavourable-inadeqaute	Poor
Fixed coastal dunes with herbaceous vegetation (grey dunes)	Unfavourable-Bad	Bad
Humid dune slacks	Unfavourable-inadeqaute	Bad

6.1.3 North Bull Island SPA

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

The special conservation interests for which this site has been designated as a SPA are listed in Table 6.4 below. The threats and pressures to this SAC have been documented in the Standard

Natura 2000 Data Form for the site. The documented threats and pressures to this SPA are as follows:

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

Table 6.4: North Bull Island SPA Special Conservation Interests & Conservation Status

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

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

Wetlands & Waterbirds	

6.1.4 South Dublin Bay River Tolka Estuary SPA

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

The qualifying features for which this site has been designated as a SPA are listed in Table 6.5 below. The threats and pressures to this SAC have been documented in the Standard Natura 2000 Data Form for the site (NPWS, 2017). The documented threats and pressures to this SPA are as follows:

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

Table 6.5: South Dublin Bay River Tolka Estuary SPA Special Conservation Interests & Conservation Status

SCIs	Conservation Status
Light-bellied Brent Goose (*Branta bernicla hrota*)	Amber listed species- Species of medium conservation concern
Oystercatcher (*Haematopus ostralegus*)	Amber listed species- Species of medium conservation concern
Ringed Plover (*Charadrius hiaticula*)	Amber listed species- Species of medium conservation concern

Grey Plover (*Pluvialis squatarola*)	Amber listed species- Species of medium conservation concern
Knot (*Calidris canutus*)	Red listed species – Species of high conservation concern†
Sanderling (*Calidris alba*)	Green listed species – Species not threatened
Dunlin (*Calidris alpina*)	Amber listed species- Species of medium conservation concern
Bar-tailed Godwit (*Limosa lapponica*)	Amber listed species- Species of medium conservation concern
Redshank (*Tringa totanus*)	Red listed species – Species of high conservation concern
Black-headed Gull (*Croicocephalus ridibundus*)	Red listed species – Species of high conservation concern
Roseate Tern (*Sterna dougallii*)	Green listed species – Species not threatened
Common Tern (*Sterna hirundo*)	Amber listed species- Species of medium conservation concern
Arctic Tern (*Sterna paradisaea*)	Amber listed species- Species of medium conservation concern
Wetlands & Waterbirds	

6.1.5 North-West Irish Sea SPA

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

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

The breeding seabird species listed for those SPAs, which abut the North-West Irish Sea SPA are: Fulmar (Lambay Island SPA); Cormorant (Skerries Island SPA; Ireland's Eye SPA; Lambay Island SPA); Shag (Skerries Island SPA; Lambay Island SPA); Lesser Black-backed Gull (Lambay Island SPA); Herring Gull (Skerries Island SPA; Ireland's Eye SPA; Lambay Island SPA); Kittiwake (Lambay Island SPA; Ireland's Eye SPA; Howth Head SPA); Roseate Tern (Rockabill SPA); Common Tern (Rockabill SPA;); Arctic Tern (Rockabill SPA); Little Tern (Boyne Estuary SPA); Guillemot (Lambay Island SPA, Ireland's Eye SPA); Razorbill (Lambay Island SPA, Ireland's Eye SPA); and Puffin (Lambay Island SPA). The Common Tern population that is listed for the nearby South Dublin Bay and River Tolka Estuary SPA is also likely to use this SPA as a foraging resource.

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

7.0 CONSERVATION OBJECTIVES

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

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

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

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

Favourable Conservation status of a habitat is achieved when:

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

Favourable Conservation status of a species is achieved when:

- Population dynamics data on the species concerned indicate that it is maintaining itself on a long term basis as a viable component of its natural habitats;

- The natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and

- There is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long term basis.

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

8.0 ASSESSMENT OF THE PLAN

8.1 EXAMINATION OF PLAN OBJECTIVES

The objectives of the SURF are listed in Table 8.1 below and an examination is provided for each to identify whether or not they have the potential to result in adverse effects to the European Sites occurring within the zone of influence of the SURF. A colour coding scheme is used in Table 8.1 to highlight objectives that are identified has the potential to result in adverse effects and that have the potential to function as environmental safeguards. Objectives that have been identified as having potential to result in adverse effects are coloured red in column 3 'Potential for Adverse Effects to European Sites' whilst those that are identified as having potential to function as environment safeguards are colour green.

Table 8.1: Examination of Objectives of the SURF

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy SIO 1: Strategic Infrastructure – General	To ensure the delivery of the necessary strategic infrastructure to support the regeneration of City Edge including through:	These strategic objectives provide the overarching framework that underpins the more detailed subsequent policies and objectives that form the statutory basis of the Proposed Variation. These overarching strategic objectives are consistent with National, Regional and County policies at strategic scale. These overarching strategic objectives have been subject to appropriate assessment at the National, Regional and County level and it has been determined that they do not have the potential to result in adverse effects to European Sites.
	· Continuing to work closely with infrastructure agencies including the National Transport Authority, Transport Infrastructure Ireland, Uisce Eireann, the Land Development Agency, ESB Networks and Eirgrid;	
	· Implementing the SURF phasing strategy whereby development does not progress beyond specified floorspace thresholds until identified infrastructure elements are progressed;	
	· Seeking Candidate UDZ designation (when the relevant legislation commences);	
	· Seeking support via Government infrastructure funding streams;	
	· Requiring developers to contribute towards infrastructure provision in accordance with the requirements of the SURF, via the Council's Development Contribution scheme or any future special contribution scheme or contributions in lieu of provision, as appropriate.	

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
SIO 2: Active Travel and Public Transport - General	· To work closely with transport infrastructure agencies to deliver active travel and public transport schemes to support regeneration, in accordance with the SURF phasing strategy and in line with the principles of transport-oriented development and the 10-minute city.	The implementation of this objective will not result in land use effects. No potential for adverse effects to European Sites identified.
SIO3: Local Centres - General	· To support the delivery of safe and attractive local centres that provide a focal point for communities, with active frontages and a variety of uses that support day and nighttime activities, in tandem with development and in accordance with the SURF phasing strategy.	The implementation of this objective will not result in land use activity. No potential for adverse effects to European Sites identified.
SIO4: Natural Infrastructure – General	· To ensure the delivery of adequate blue-green infrastructure in tandem with development, and in accordance with the SURF phasing strategy to support recreation, placemaking, sustainable drainage, climate resilience, biodiversity and nature restoration within City Edge.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
SIO5: Utilities – General	· To collaborate with utilities and energy agencies and providers to ensure the provision of adequate and sustainable utilities and energy infrastructure to support the future development of City Edge and to contribute towards meeting climate targets.	The implementation of this objective will not result in land use effects. No potential for adverse effects to European Sites identified.
2.4.5 Priority Development Areas – Policies and Objectives		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy PDA1: New Development within a PDA	To give precedence to new development in City Edge locating within the identified Priority Development Areas, particularly higher intensity residential and employment development.	The implementation of this objective will not result in land use effects. No potential for adverse effects to European Sites identified.
PDA1 Objective 1:	New development within Priority Development Areas (PDAs) will be considered in accordance with the indicative layouts, uses and development parameters set out for each PDA.	The implementation of this objective will not result in land use effects. No potential for adverse effects to European Sites identified.
PDA1 Objective 2:	Flexibility will be applied to urban design parameters for interim / temporary developments that comprehensively demonstrate that they will facilitate the regeneration and achievement of urban design objectives of other / adjoining lands within the PDA.	The implementation of this objective will not result in land use effects. No potential for adverse effects to European Sites identified.
Policy PDA2: Extension to Existing (Non-Residential) Premises within a PDA:	Extensions to existing premises within Priority Development Areas (PDAs) will only be permitted where they are of an acceptable standard, subject to the criteria below.	This objective aims to set standards for extensions and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
PDA2 Objective 1:	Where extensions are substantial, they shall accommodate appropriate uses at ground floor level on mixed use frontages which may include offices, commercial, services, community facilities, recreational facilities, etc	This objective aims to set design requirements for extensions and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
PDA2 Objective 2:	Design of extensions shall be visually appropriate in an urban setting with respect to height, massing, fenestration, materials and finishes.	This objective aims to set design requirements for extensions and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
PDA2 Objective 3:	Extensions shall not result in negative environmental impacts such as noise and air pollution or an unacceptable level of traffic movements.	This objective aims to safeguard the environment from any adverse effects that could arise as a result of extension Projects. The implementation of this policy will contribute to environmental protection and will not have the potential to result in adverse effects to European Sites.
PDA2 Objective 4:	Extensions to existing premises which result in a densification/consolidation of uses and facilitate a mixed-use approach to the wider landholding within identified PDAs will be favourably considered.	Works associated with extensions and densification could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands
Policy PDA3: Change of Use of Existing Premises within a PDA	Changes of use to existing premises will only be permitted where the proposed use is compatible with the land use category proposed in the relevant PDA, or with existing adjacent sensitive uses such as residential.	This objective sets out requirements for consistency with the Plans land use categorisation. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
Policy PDA4: New Development outside a PDA	New development outside the PDAs will generally only be permitted where it is demonstrated that it would not result in piecemeal development, that adequate amenity will be provided, and that it would be compliant with the City Edge Strategic Urban Regeneration Framework (SURF) and relevant Development Plan policies.	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
PDA4 Objective 1:	Save for exceptional circumstances, significant new residential and high intensity employment uses outside PDAs will be considered premature	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
PDA4 Objective 2:	Large residential developments outside of PDAs will be required to demonstrate that they provide adequate amenity, which may necessitate provision of additional facilities at the discretion of the local authority such as pedestrian and cycle links, mobility hubs, parks and open space and community facilities.	This objective aims to set design requirements for extensions and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
PDA4 Objective 3:	As part of any planning application for redevelopment outside a PDA, the developer shall demonstrate a rationale for the site selection of the proposed development in relation to existing, permitted and proposed development. In general, integration with adjoining development and/or the urban form of the established residential areas or centres will be required to prevent piecemeal or premature development.	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy PDA5: Extension to and Change of Use of Existing Premises outside a PDA	Extensions to and changes of use of existing premises outside Priority Development Areas (PDAs) will generally be considered acceptable, subject to compliance with the City Edge SURF, appropriate environmental safeguards and compliance with Chapter 12 'Implementation' of the CDP.	Works associated with extensions and densification could, in the absence of appropriate safeguards, have the potential to result in adverse effects to European Sites. However this objective is accompanied by inherent mitigation which will only consider such land use activities acceptable where all necessary appropriated environment safeguards are implemented as part of such a Project. In view of this no potential for adverse effects to European Sites is identified
PDA5 Objective 1:	Where extensions are large, or substantially increase the floorspace, they will be considered under the criteria for New Development outside PDAs (Policy PDA4).	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
PDA5 Objective 2:	Extensions to existing premises which result in a consolidation of uses and facilitate a densification of employment uses within the wider landholding will be favourably considered.	Works associated with extensions and densification could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
2.5 MOVEMENT		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy MOV1 Active Travel	To create an active travel network throughout the City Edge area to facilitate walking and cycling.	Works associated with new walking and cycling infrastructure could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
MOV1 Objective 1	To progress the delivery of a network of greenways and green corridors including the Tymon to Phoenix Greenway. Developments of sites in the vicinity of identified greenways and green corridors will be required to demonstrate how they intend to contribute towards their delivery.	This objective sets out requirements for consistency with the SURF objective to support the delivery of this greenway. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
MOV1 Objective 2	To ensure that street design prioritises active travel including links to public transport nodes and mobility hubs.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.5.4 Public transport – Existing, Planned, Proposed		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy MOV2: Public Transport	To continue to work with the NTA and TII to facilitate the delivery of public transport projects with the goal of providing sufficient capacity in a phased manner to support development of the City Edge Priority Development Areas.	This objective sets out aims for cooperation with other statutory organisations. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
MOV2 Objective 1:	To progress the delivery of inner and outer orbital public transport routes within the City Edge area by:	The provision of orbital public transport routes will utilise existing infrastructure and will not result in land use effects. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
	· Supporting the inclusion of these routes as projects in any future revision of the Transport Strategy for the Greater Dublin Area 2022-2042	
	· Considering alignment options	
	· Exploring street design requirements	
	· Investigating the potential for upgrading to light rail in the future	
	· Exploring the potential for a new Naas Road crossing to facilitate the outer orbital route	

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
MOV2 Objective 2:	To progress the delivery of the Dart + South West proposals, including a new Station at Kylemore to serve City Edge and surrounding areas	A preferred location for the rail station has been identified and is located to the north of the SURF lands. The proposed station is not located near any surface watercourse, with the nearest being the Grand Canal, located over 500m to the south. However, the existing drainage network establishes a connection, albeit tenuous, between the mobility hub location and Dublin Bay. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway connecting the station lands to Dublin Bay cannot be ruled out.
MOV2 Objective 3:	To progress the delivery of a new Red Line Luas stop on the Naas Road between the existing Red Cow and Kylemore stops.	The location of a proposed station between these existing stations is not located near any surface watercourse, with the nearest likely stream being the Coolfan Stream, located over 600m to the south. However, the existing drainage network establishes a connection, albeit tenuous, between the location of a new Luas station and Dublin Bay. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway connecting the station lands to Dublin Bay cannot be ruled out.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
MOV2 Objective 4:	To progress the development of a new Luas line from Tallaght to the City Centre via Kimmage, as provided for (post 2042 project) in the Greater Dublin Area Transport Strategy 2022-2042.	The provision of such a Luas line is likely to cross the Dodder and/or Poddle watercourses, or at minimum involve drainage to the existing drainage network which establishes a connection, albeit tenuous, between the location of a new Luas line and Dublin Bay. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway connecting the station lands to Dublin Bay cannot be ruled out.
MOV2 Objective 5:	To progress the development of a new Luas line from Lucan to the City Centre, as provided for in the Greater Dublin Area Transport Strategy 2022-2042.	The provision of such a Luas line is likely to cross the River Liffey, or at minimum involve drainage to the existing drainage network which establishes a connection, albeit tenuous, between the location of a new Luas line and Dublin Bay. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway connecting the station lands to Dublin Bay cannot be ruled out.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
MOV2 Objective 6:	To progress the development of public transport interchanges to serve the City Edge area when high frequency public transport becomes operational.	Works associated with new walking and cycling infrastructure could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
2.6 .5 Public Transport Interchanges and Mobility Hubs		
Policy MOV3: Mobility Hubs	Support the development of mobility hubs at key public transport locations and local mobility hubs in tandem with new developments.	Works associated with new walking and cycling infrastructure could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
MOV3 Objective 1:	To ensure all development promotes sustainable mobility and provides an appropriate level of access to public transport, bike sharing schemes and car sharing.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
MOV3 Objective 2:	To provide primary mobility hubs on a phased basis, in accordance with public transport provision as set out in Table 3 Mobility Hub type (in the SURF), and secondary / local hubs in tandem with delivery of housing.	Works associated with delivery of mobility hubs could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
2.5.7 .1 Cycle Parking		
Policy MOV4: Cycle Parking	To provide cycle parking in accordance with the CDP and the Design Standards for Apartments, Guidelines for Planning Authorities.2025	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.5.7.2 Car Parking		
Policy MOV5: Car Parking	To implement a balanced approach to the provision of car parking with the aim of using parking as a demand management measure to promote a transition over time towards more sustainable forms of transportation, while contributing to placemaking and meeting the needs of communities and businesses.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
MOV5 Objective 1:	To facilitate the provision of car parking on-site and on-street for early phases of development in each PDA, in accordance with Table Tables 5. (In the SURF)Where necessary in the short term, temporary surface car parking may be provided in the context of larger development sites until such time as the area is serviced by public transport, as identified in the SURF phasing strategy. Such proposals must clearly identify how the area identified for temporary parking can be developed in the future as part of an integrated design for the overall site.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
MOV5 Objective 2:	To promote the provision of shared parking buildings to provide collective car and cycle parking at suitable locations, on a phased basis, so that over time, this becomes the predominant form of parking provision.	The promotion of share parking buildings will not result have the potential to result in land use activities with the potential to result in adverse effects to European Sites.
MOV5 Objective 3:	Shared parking buildings shall be provided within Priority Development Areas at locations that are capable of servicing multiple developments. The applicant / developer should provide justification for the size and location of the facility.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.

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MOV5 Objective 4:	Where a dedicated shared parking building is provided on site by a developer / applicant, up to 15% bonus plot ratio may be applied at the discretion of the planning authority.	This objective sets out the approach to the dispensation of bonus plot ratio and will not, in itself, result in land use activities with potential to result in adverse effects to European Sites.
MOV5 Objective 5:	In conjunction with shared parking buildings, on-street car parking shall be provided to cater for mobility, set down and delivery. Car parking spaces shall not be assigned to individuals but may be assigned to uses. Mobility parking will be provided as per rates set out in the Development Plan.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
MOV5 Objective 6:	To ensure that all parking provision types promote a quality public realm and accord with DMURS.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
Development plan Policy SM7:	To require EV charging to be provided in accordance with approaches set out in the Development Plan under Policy SM7 'Car Parking and EV Charging', Policy E4 'Electric Vehicles' and Section 12.7.5 of the 'Implementation Section'.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
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2.6 INTENSITY OF DEVELOPMENT		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy IOD1: Plot Ratio and Building Height	Manage building height and plot ratio within City Edge in accordance with Development Plan Appendix 10, Building Height and Density Guide and the City Edge Building Height approach, which recommend increased heights and intensity in urban centres and areas with good public transport access.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
IOD1 Objective 1:	To use building height and plot ratio as a mechanism to achieve appropriate intensities and good urban form and townscape within City Edge including innovative design, variety, legibility and wayfinding, while respecting sensitive locations such as existing residential development and areas with natural or built heritage.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
IOD1 Objective 2:	It is at the discretion of the Planning Authority to favourably consider proposed developments within PDAs which are under plot ratio thresholds, or which fall short of other design parameters, where an appropriate mix of housing and employment typologies is being provided, in particular medium to high density own door housing.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
IOD1 Objective 3:	Flexibility will be applied to target plot ratios where an employment offering meets the objective of the required land use and use mix.	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.

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IOD Objective 4:	To reflect the importance of placemaking, in certain circumstances and locations, such as at key public transport stops and key public spaces, flexibility in relation to the plot ratio range and the potential for higher buildings may be given. This flexibility would only apply where exceptional design is demonstrated which creates a feature of architectural interest; or where a significant contribution is made to the public realm or community park provision at these locations including provision of mixed uses at ground floor level (criteria are set out below). refer to section Plot ratio Implementation in the SURF)	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.7 Mixed use Development		
Policy MUD1: Mixed Use Development	Support the integration of mixed uses at PDA, neighbourhood, block and building level within City Edge	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
MUD1 Objective 1:	To implement mixed-use development across City Edge in accordance with the proportions recommended for the different types of uses within different land-use areas within PDAs	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
MUD1 Objective 2:	To ensure that mixed-use development contributes to placemaking through a suitable mix to facilitate active frontages and day and nighttime activity in appropriate locations.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

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MUD1 Objective 3:	To favourably consider proposals for flexible unit designs where it can be demonstrated that the proposed design is capable of accommodating an existing employment use type or a new emerging use type compatible with residential led regeneration. Such proposals shall include a detailed justification for the unit design clearly identifying the suitability of the proposal and the compatible use types.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.8 Housing		
Policy HOU1: Residential Development in City Edge	Promote residential development within the City Edge Priority Development Areas that supports quality placemaking and sustainable communities.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
HOU1 Objective 1:	To ensure that new residential development complies with the Sustainable Residential Development and Compact Settlements; Guidelines for Planning Authorities (2024) and the Planning Design Standards for Apartments; Guidelines for Planning Authorities (2025) and all other relevant Section 28 Guidance.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
HOU1 Objective 2:	To ensure that all new residential development in City Edge is of high-quality design, offers a choice of housing tenures, types and sizes, and promotes universal design and aging in place, thereby supporting mixed and balanced communities.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

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HOU1 Objective 3:	To promote 10-minute city principles for residential developments within City Edge, whereby amenities and services are accessible via active travel and public transport.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
HOU1 Objective 4:	To support residential development in appropriate mixed-use contexts, including with employment, local centre and community uses at the level of the neighbourhood, block and individual building.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
HOU1 Objective 5:	To ensure the provision of high-quality public, semi-private and private open space and green infrastructure for all residential developments.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
HOU1 Objective 6:	To protect the amenity of existing residential development through ensuring adequate separation distances, appropriate heights, and compatible uses on adjoining sites.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
HOU1 Objective 7:	To explore the potential for the development of Council-lands within City Edge to include the preparation of a masterplan for residential-led mixed use development on Council-owned lands at Ballymount,	The implementation of this objective will not in itself result in land use activities and will not have the potential to result in adverse effects to European Sites

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	thereby facilitating a co-ordinated approach to redevelopment	
	.	The preparation of a masterplan will not, in itself, have the potential to result in adverse effects to European Sites
2.9.1 Schools		
Policy SCCA1: Schools	Ensure adequate school sites are identified to cater for the new communities within City Edge, and transferred to the Department of Education and Youth, in accordance with phasing and in tandem with population growth.	The implementation of this objective will not in itself result in land use activities and will not have the potential to result in adverse effects to European Sites
SCCA1 Objective 1:	To continue to engage with the Department of Education and Youth regarding schools need while actively monitoring planning applications, construction activity and population growth in the area, and taking into account latent capacity in existing schools in the wider area.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
SCCA1 Objective 2:	To ensure new schools are located in central areas with optimal safe walking, cycling and public transport access and adequate sheltered bicycle parking.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SCCA1 Objective 3:	To implement an urban schools model where access to play space and sports facilities is provided through	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

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	innovative design and/or in identified off-site locations, which are easily accessible by walking and cycling.	
SCCA1 Objective 4:	To promote the co-location of schools with community facilities to maximise shared use, enabling flexible use of spaces for educational purposes during school hours and for after-school community activities thereafter.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.9.2 Community and Cultural Facilities		
Policy SCCA2: Community and Cultural Facilities	Provide for community facilities within City Edge in tandem with development, and in accordance with City Edge Phasing requirements and Development Plan standards.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
SCCA2 Objective 1:	To ensure community and cultural facilities are centrally located in areas with optimal safe walking, cycling and public transport access	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

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SCCA2 Objective 2:	To require urban format community and cultural facilities and to promote co-location and sharing with other facilities such as schools and parks. Where applicants do not propose colocation and/or sharing of facilities, a detailed justification must be provided.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SCCA2 Objective 3:	At the discretion of the Council, residential or mixed-use developments may be required to provide a pro rata contribution towards the provision of a community or cultural facility in line with the Council's Development Contribution Scheme or any future special contribution scheme.	This objective sets out requirements for consistency with the SURF and County Development Plan. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
2.9.3 Culture and the Arts		
Policy SCCA3: Culture and the Arts	Ensure the provision of appropriate spaces for culture and the arts, in tandem with development, in accordance with the phasing strategy in Chapter 4 - Implementation.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SCCA3 Objective 1:	To support the location of arts and cultural uses (including anchor uses) in local centres in order to act as a catalyst for placemaking and the nighttime economy and to promote urban format buildings and co-location with other community facilities, employment and residential uses. Where applicants do not propose colocation and/or sharing of facilities, a detailed justification must be provided.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

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SCCA3 Objective 2:	To support arts and cultural meanwhile uses including the use of vacant or underutilised buildings, while ensuring that adequate permanent provision is planned for and ultimately delivered.	This objective will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SCCA3 Objective 3:	To support the Arts Office in the Implementation of the county-wide Arts Infrastructure Strategy, which includes consideration of existing and future provision and requirements within City Edge.	This objective sets out aims for cooperation with stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
2.10 Local Centres and Retail		
Policy LCR1: Local Centres and Retail	Support the development of new and extended local centres within the City Edge area, as follows: Walkinstown (extension of existing centre westwards – Greenhills PDA); Calmount (Greenhills PDA); Knockmitten (Red Cow & Cherry Orchard PDA); and Kileen (Red Cow & Cherry Orchard PDA)	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
LCR1 Objective 1	To recognise the proposed local centres as the preferred locations for retail, commercial, leisure, entertainment, civic, public service, community and cultural uses within the City Edge area, and to apply a sequential approach for such development proposals as appropriate.	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.

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LCR1 Objective 2	To promote the quality, ambiance, vibrancy and vitality of the proposed City Edge local centres through implementation of the placemaking principles.as set out above (Refer to section City Edge Local Centres-Placemaking Principles in the SURF)	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
LCR1 Objective 3	To require a proportionate provision of retail floorspace within the proposed local centres, in tandem with the development of residential, employment and other floorspace.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
LCR1 Objective 4	To attract anchor uses such as major arts, cultural, educational or civic infrastructure to locate in local centre areas. A bonus plot ratio of up to 15% may be applied at the discretion of the Planning Authority where the developer provides such a use as part of a mixed-use development.	This objective will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
LRC1 Objective 5	Support the development of identified major and local centres within the Dublin City Council area of City Edge.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.

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LCR1 Objective 6	To promote the clustering of retail warehousing in areas outside local centres	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.11 Employment		
Policy EMP1: Employment	Support the role of City Edge as an important location for current and future employment uses in the Dublin region.	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
EMP1 Objective 1:	To support existing businesses wishing to remain within the City Edge area and expand in their current locations, subject to standard planning assessments and ensuring that the overall land use of the area aligns with the PDA objectives.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
EMP1 Objective 2:	To support existing employment uses and diversification into new and emerging sectors within the City Edge area.	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.

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EMP1 Objective 3:	To promote more intensive employment opportunities including intensification of existing employment uses in proximity to public transport hubs and local centres providing access and facilities for employees.	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
EMP1 Objective 4:	To promote the clustering of less intensive employment uses such as warehousing and distribution near national and regional roads to facilitate access and connectivity for freight.	This objective sets out requirements for consistency with the SURF. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
EMP1 Objective 5:	Locations identified for Employment-Led Mixed Use within areas zoned 'Regen' in the City Edge area shall consist of lighter uses, where the potential for noise pollution, air pollution or other nuisance from industrial uses will not exceed acceptable environmental standards, in the context of the potential for residential and other sensitive uses in close proximity.	This objective provides for the protection of residential neighbourhoods and will not have the potential to result in adverse effects to European Sites.

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EMP1 Objective 6:	Locations identified for Urban Industry within areas zoned 'EE' in the City Edge area shall consist of uses such as light and heavy industry, manufacturing (including advanced manufacturing), warehousing, distribution and production. These uses will generally be considered acceptable, subject to appropriate environmental safeguards in accordance with the criteria set out in Chapter 12 'Implementation' of the CDP. Development shall provide appropriate buffers / safeguards to adjoining areas with more sensitive uses such as residential.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
EMP1 Objective 7:	The Planning Authority will consider the extent of required non-residential floorspace in a proposed development. having regard to the criteria set out in the SURF under Criteria for Employment and Non-Residential Floorspac	This objective sets out design use requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
EMP1 Objective 8	To promote adaptable design for employment units which facilitates flexible uses.	This objective sets out design use requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified
EMP1 Objective 9 :	To promote the development of employment clusters in mixed use contexts and in locations such as minor streets	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

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EMP1 Objective 10 :	To promote a regional approach to the zoning of land for industrial purposes to facilitate the relocation of existing industrial uses from City Edge and other brownfield regeneration areas to less central locations.	The zoning of land for industrial purposes to facilitate the relocation of existing industrial uses could, in the absence of appropriate environment safeguards, have the potential to result adverse effects to European Sites.
EMP1 Objective 11 :	To ensure that all development proposals for expansion of existing or for new employment uses including industrial uses contribute to placemaking and amenity.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.12.5 Public Open Space – On-Site		
Policy NIOS1: Natural Infrastructure and Open Space	To provide a network of multi-functional natural infrastructure including major parks, community parks, green corridors, greenways and on-site public open space which provides for biodiversity and nature restoration, active and passive recreation, and sustainable drainage and placemaking	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
NIOS1 Objective 1:	Major parks, community parks, green corridors and greenways shall be provided at a rate of 2.5ha per 1,000 population. This is a phasing requirement for each Priority Development Area (PDA) / neighbourhood within a PDA.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
NIOS1 Objective 2:	To complete a feasibility study for the first major park within City Edge	The completion of this feasibility study will not, in itself, have the potential to result in adverse effects to European Sites.

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NIOS1 Objective 3:	To deliver major parks within the City Edge are as follows:	
	A linear park focussed on the River Camac and its tributaries	Whilst the provision of a linear park will provide inherent protection to the water quality of the River Camac through buffering and restriction of development, any works required for the implementation of this objective, in the absence of appropriate environment safeguards, could contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
	A linear park focussed on the Grand Canal	The implementation of this objective, in the absence of appropriate environment safeguards, could contribute to polluting emissions to the Grand Canal. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the Grand Canal, connecting the lands to Dublin Bay cannot be ruled out.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
	Enhancement of Walkinstown Park (DCC area) including extension into the SDCC area	The implementation of this objective, in the absence of appropriate environment safeguards, could contribute to polluting emissions to the Walkinstown Stream. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
	Support for the enhancement of Lansdowne Valley Park (DCC area).	The implementation of this objective, in the absence of appropriate environment safeguards, could contribute to polluting emissions to the River Liffey catchment. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
	In addition to the riparian buffer and the required setback from the Grand Canal pNHA, developers of lands adjoining watercourses will be required to demonstrate how they will contribute towards the delivery of a major park at strategic locations, in accordance with objective NIOS1 and 2 above.	The requirements set out in this objective will not in themselves have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
NIOS1 Objective 4:	To deliver a network of community parks in tandem with population growth with a target size of 3.5sqm per person.	Whilst the provision of a linear park will provide inherent green infrastructure capacity to contribute towards surface water management, any works required for the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
NIOS1 Objective 5:	To develop a network of greenways and green corridors throughout the City Edge area. including the strategic Tymon to Phoenix Greenway	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
NIOS1 Objective 6	Bonus plot ratio increases and/or flexibility around mix of use targets will be considered at the discretion of the Council, subject to the following criteria: ▪ Provision of a significant part of a major park or community park, or greenway or green corridor. ▪ The provision of an exemplar development with reference to other planning requirements such as placemaking and amenity.	
NIOS1 Objective 7 :	To provide green infrastructure measures such as street trees, green walls and roofs and sustainable urban drainage systems (SuDS) throughout the City Edge area.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
NIOS1 Objective 8 :	Applications within City Edge for residential development or mixed-use development incorporating residential, shall provide a minimum of 10% of the net site area as on-site public open space. Sites that contain significant heritage, landscape or recreational features may be required to provide a higher proportion of on-site public open space.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
	The 10% provision shall be provided on site, except in exceptional circumstances, where a contribution in lieu of some or all of this requirement, may be accepted at the discretion of the local authority in particular circumstances including: Where the site adjoins a delivered community park or is close to major park, with safe pedestrian connections; Where the site is constrained; Where the level of semi-private space is significant. All sites shall be considered on a case-by-case basis.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
NIOS1 Objective 9:	To ensure that all new residential development provides access to parks and open space, in accordance with the requirements of Chapter 3 'Community Infrastructure and Open Space' and Chapter 4 'Green Infrastructure' contained in the County Development Plan.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
NIOS1 Objective 10	To require the provision of children's play areas as an integral part of the design of new residential and mixed-use developments and community parks, to be addressed as part of a landscape plan	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
NIOS1 Objective 11	To implement Green Space Factor requirements for all relevant development proposals , as per the provision of Policy GI15 'Climate Resilience' of the Development Plan.	This objective will provide inherent green infrastructure capacity to contribute towards environment management, biodiversity and water management
2.13.1 Sports Hubs		
Policy SR1: Sports Hubs	Ensure the provision of sport hubs in tandem with residential population growth to serve the identified City Edge Priority Development Areas	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
SR1 Objective 1:	To support the location of community sports hubs in the local centres and adjacent to school sites.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SR1 Objective 2:	To facilitate and encourage the provision of district and regional level sports facilities as catalyst/anchor projects for City Edge.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SR1 Objective 3:	Outside of local centres and school sites, the suitability of a location for a sports hub will be assessed having regard to the target catchment size for the proposal (local orPDA Level), sustainable transport accessibility, the size of the proposed site, the proximity to the PDAs and the availability of alternative sites.	The suitability assessment of locations set out in this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.
SR1 Objective 4:	At the discretion of the Council, residential or mixed used developments may be required to provide a pro rata contribution towards the provision of a sports hub in line with the Council's Development Contribution Scheme or any future special contributions scheme.	The implementation of this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.
2.13.2 Playing Pitches		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy SR2: Playing Pitches	Provide playing pitches in sports hubs and parks, in tandem with population growth.	Whilst the provision of a linear park will provide inherent green infrastructure capacity to contribute towards surface water management, any works required for the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
SR2 Objective 1:	To prioritise the provision of playing pitches within centralised sports hubs (subject to the accessibility and provision requirements set out in the location criteria in Table 8). In particular, all-weather playing pitches should be located within sports hubs.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SR2 Objective 2:	To ensure the provision of playing pitches within locally accessible parks, without unduly compromising the passive recreation and biodiversity function of such parks.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SR2 Objective 3:	To ensure that playing pitches cater for a wide variety of sports including minority sports and sports with growing levels of participation.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
SR2 Objective 4:	To encourage the location of playing pitches within parks and sports hubs that are in close proximity to schools.	The implementation of this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
SR2 Objective 5:	At the discretion of the Council, a pro rata contribution may be sought towards the provision of playing pitches. in accordance with the Council's Development Contribution Scheme.	The implementation of this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.
SR2 Objective 6:	Locations for flood lighting shall be determined in the context of potential impact on ecological corridors and species, and potential impact on residential amenity, and mitigation shall be provided where necessary.	The implementation of this objective will have the potential to contribute positively towards sensitive design and protection of biodiversity during the design of flood lighting proposals.
2.14 Surface Water / Rainwater Management		
Policy SWRM1: Surface Water /Rainwater Management	Reduce surface water run-off by delivering a high quality, coordinated Sustainable Urban Drainage System (SuDS) integrated with the public realm and public open space within the Priority Development Areas and across City Edge.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
SWRM Objective 1	To prepare a Surface Water Drainage Study for each Priority Development Area	The implementation of this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.
SWRM1 Objective 2 :	To require the preparation of a Surface Water / Rainwater Management Plan, at Priority Development Area or Neighbourhood level at planing application statge. .	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
SWRM1 Objective 3 :	To incorporate natural infrastructure and SuDS as part of all new development within City Edge, in accordance with the agreed Surface Water / Rainwater Management Plan, in compliance with the approaches contained in the documents Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, (SDCC, 2022) and Rainwater Management Plans – Guidance for Local Authorities (DHLGH, 2024).	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
SWRM1 Objective 4 :	To ensure effective operation and maintenance of SuDS measures, so that such systems are operating to their designed capacity.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
SWRM1 Objective 5 :	To account for climate change, and any changes to the amount of impermeable areas over the design life of the development, in accordance with the GDSDS (and any future updates to this Study).	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
SWRM1 Objective 6:	To continue to engage agree with Uisce Eireann with a view to agreeing a programme of local surface water interventions to free up foul water capacity.	The implementation of this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.
2.15 Flood Risk Management		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
2.15.1 Camac Flood Alleviation Scheme and Camac Renaturalisation		
Policy SWRM2: Flood Risk and Camac Renaturalisation	Ensure that the regeneration of City Edge avoids inappropriate development in areas at risk of flooding, avoids new developments increasing flood risk elsewhere and promotes the renaturalisation of the River Camac.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
SWRM2 Objective 1:	Ensure that all proposed developments take into account the recommendations of the SDCC City Edge Strategic Flood Risk Assessment and where appropriate are accompanied by an individual site level Flood Risk Assessment.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
SWRM2 Objective 2:	Continue engagement with the Office of Public Works and Dublin City Council regarding the River Camac with a view to:	Engagement with other statutory organisations and stakeholders will not have the potential to result in adverse effects to European Sites.
	· Strategic support for the emerging preferred options in the Camac Flood Alleviation Scheme as they affect City Edge	
	· Ensuring proposed solutions support the City Edge objective of renaturalisation of the River Camac and delivery of a linear park	

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
	· Ensuring all relevant development contributes towards the objectives of renaturalisation of the River Camac, provision of a linear park and the delivery of the Camac Flood Alleviation Scheme as part of provision of natural infrastructure and surface water management approaches.	
SWRM2 Objective 3:	To promote the renaturalisation of the Camac watercourses and protect native riparian vegetation by ensuring that a minimum 20m vegetated riparian buffer from the top of the riverbank is maintained / reinstated along the Camac watercourses within any development site proposing redevelopment and/or a significant extension. Wider areas will be required in strategic locations as outlined in Policy NIOS1 Objective 3, to deliver major parks. Such areas shall be designed in a manner which provides for a natural transition between the vegetated riparian buffer and more formal areas.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
2.16 Natural and Built Heritage		
2.16.1 Grand Canal Proposed Natural Heritage Area (pNHA)		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Grand Canal pNHA Buffer Zone	· No buildings will be permitted within 50m of the pNHA boundary, or within the pNHA boundary itself. Where demolition and redevelopment of a site is taking place and where an existing building footprint is within 50m of the pNHA boundary or within the pNHA boundary, no replacement or new building or extension to a building shall encroach within the pNHA boundary or within 50m of the pNHA boundary.	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
	· Between 50m and 30m of the pNHA boundary, only streets/roads, footpaths, cycleways and car parking will be permitted.	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
	· No development within 30m of the pNHA boundary will be permitted except for footpaths, cycleways and bridges.	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
	All development within 50m of the pNHA will be required to adhere to the criteria set out below:	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Requirements for Development along the Grand Canal and pNHA	· All development proposals along the Grand Canal shall be accompanied by a detailed landscape plan, prepared by a suitably qualified landscape architect and qualified ecologist.	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
	· The landscape plan shall address the varying topography of the site and shall have regard to the proposed Natural Heritage Area and the Protected Species using this corridor.	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
	· The plan shall also include details of hard and soft landscaping, proposed species and sensitive lighting. Where new canal crossings (i.e footbridges/cycle bridges) are proposed, they shall be designed so as to avoid fragmentation of linear habitats associated with the Grand Canal Corridor.	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
	· Applicants will retain existing features of ecological value as classified by the ecologist and demonstrate the landscape treatment contributes to ecological connectivity, increases overall natural habitat (through quantification of areas to be provided), provides a buffer for wildlife through appropriate planting schemes, avoids disturbance and minimises lighting and disturbance (lighting if necessary to be designed in line with ILI Guidance Note 8 Bat and Lighting and any superseding guidance)	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy NBH1: Natural and Built Heritage	Ensure the protection and where appropriate, the enhancement of natural and built heritage assets in the regeneration of the City Edge area.	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
NBH Objective 1:	To protect identified built heritage items included on the Record of Monuments and Places and Record of Protected Structures which comprise the Flat Cemetery, Greenhills and Ballyfermot Bridge, Gallanstown, respectively, and to also protect other features or buildings of merit.	The implementation of this objective will not result in land use activities with potential to result in adverse effects to European Sites.
NBH1 Objective 2:	To protect the Grand Canal pNHA including its biodiversity, ecological and landscape value.	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
NBH2 Objective 3:	Development in the vicinity of the Grand Canal pNHA will be required to adhere to the buffer zone requirements, and to submit an Ecological Impact Assessment, Biodiversity Management Plan and detailed Landscape Plan to include the information set out above	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
NBH2 Objective 4	Development proposals within 30m of the top of the bank of all watercourses shall be accompanied by an Ecological Impact Assessment, prepared by a qualified Ecologist and in line with Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater Coastal and Marine (CIEEM, V1.3, 2024)	The implementation of this objective will have the potential to contribute positively to water quality of Grand Canal and local biodiversity and protection of the pNHA corridor. No potential for negative adverse effects to European Sites identified.
2.17 Re-Purposing of Existing Buildings and Adaptability of New Buildings		
Policy RPB1: Re-Purposing of Existing Buildings and Adaptability of New Buildings	Support the reuse, repair, adaptation and upgrading of existing buildings where they align with the vision and aspirations of the City Edge SURF, and promote adaptable design of new buildings within City Edge.	The implementation of this objective will not result in land use activities with potential to result in adverse effects to European Sites.
RPB1 Objective 1:	To support the retention, renovation and reuse of existing buildings, as opposed to demolition and new build, where appropriate.	The implementation of this objective will not result in land use activities with potential to result in adverse effects to European Sites.
RPB1 Objective 2:	To facilitate flexibility in relation to design parameters such as height, plot ratio and frontage, etc. where an existing building is being adapted or re-used and where it is difficult to achieve required standards on the site.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
RPB1 Objective 3:	To support designs for new buildings within City Edge that are adaptable for different uses	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
RPB1 Objective 4:	To support residential developments within City Edge that promote universal design and aging in place.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.18 Energy		
2.18.1 Energy Planning		
Policy ENG1: Energy Planning	Implement measures to facilitate low carbon energy planning to meet the needs of future residential and employment growth within City Edge.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG1 Objective 1:	To require the development of renewable energy and low carbon technology projects in tandem with population and employment growth.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
ENG1 Objective 2:	To maintain a GIS-based database of low-carbon technology (energy providing) installations within the City Edge boundary. This should include information on the size, type, grid connection details (where applicable) and energy generation of each installation.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.18.2 Energy Efficiency in Buildings		
Policy ENG2: Energy Efficiency in Buildings	Implement measures to increase energy efficiency in buildings.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG2 Objective 1:	To require the submission of energy assessment/statement forms with applications for new developments which should include general details relating to energy use within the development such as annual and peak demand for heat and electricity, floor area, BER, heating system details, details of renewables on site, EV charging details, etc. To link this assessment form to the GIS-based database of low-carbon technology installations, that has been recommended in Policy ENG 1, Objective 2 above (Energy Planning).	The implementation of this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.
ENG2 Objective 2:	To work with Dublin City Council with a view to ensuring consistency of information captured in the authorities' respective energy assessment/statement forms for the City Edge area.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
2.18.3 Embodied Carbon		
Policy ENG3: Embodied Carbon	To reduce carbon emissions by making better use of existing building stock and to promote circularity in the design of new buildings within City Edge.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG 3 Objective 1:	To make better use of the current building stock, including vacant and under used properties in order to reduce the generation of additional embodied carbon emissions from the demolition of existing buildings and the construction of new buildings, where this aligns with the vision and aspirations of the City Edge SURF.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG3 Objective 2:	To require developers to carry out a Life Cycle Assessment (LCA) of planning proposals, with the aim of reducing embodied carbon in buildings through better design and innovation in low carbon construction materials and processes	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG3 Objective 3:	To promote circularity in the design of buildings within City Edge, whereby buildings are constructed that are adaptable to extend their life, or that can be disassembled, allowing products to be easily reused in other buildings.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.18.4 Heat		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy ENG4: District Heating	Promote the harnessing of waste heat for district heating within City Edge.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG4 Objective 1:	To support the development of district heating infrastructure in tandem with population and employment growth.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
ENG4 Objective 2:	To work with Dublin City Council to identify and reserve a site(s) for an energy centre for district heating	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
ENG4 Objective 3:	To support (subject to appropriate planning considerations) developments involving large heat customers that can act as an anchor load for a District Heating network within 2km of a proposed energy centre site. Such developments may include hospitals, care facilities, retirement homes, swimming pools, leisure and sports installations, and large public buildings.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG4 Objective 4:	To require new developments in the relevant areas to connect to district heating networks when they come on stream. This will be achieved by mandating housing projects, that are mid-density or greater, to use a centralised wet heating system.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG4 Objective 5:	To engage with Uisce Eireann to explore the potential of sewer water waste heat recovery for use in district heating networks within City Edge.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
ENG4 Objective 6:	To require development proposals for new industrial and commercial developments and large extensions to existing premises, where the processes associated with the primary operation of the proposal generates significant waste heat, to carry out an energy analysis of the proposed development and identify the suitability for waste heat recovery and utilisation on site and with adjoining sites.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
ENG4 Objective 7:	To require waste heat owners to provide details of their waste heat source (available heat capacity, available temperatures, estimated annual hours waste heat is available and coordinates for location of the waste heat source) to inform heat plans and further district heating opportunities in the area.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG4 Objective 8:	To encourage engagement with existing and proposed uses that may produce or consume significant waste heat regarding future proofing for connection or connection to any existing or proposed District Heating project.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
2.18.5 Electricity		
Policy ENG5: Electricity	Promote sustainable electricity generation within City Edge to meet existing and future requirements.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG5 Objective 1:	To continue to engage with ESB Networks and Eirgrid regarding meeting future electricity demand within City Edge in a sustainable manner.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
ENG5 Objective 2:	To support the adoption of thermal energy storage due to its suitability in urban environments.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG5 Objective 3:	To support the use of waste heat for electricity generation.	This objective sets out design requirements with potential for positive impacts for the environment and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
ENG5 Objective 4:	To promote the development of building integrated PV arrays where feasible, particularly where the electrical demand profile matches PV output profiles, and where these installations can be installed on Council-owned buildings or on Council-owned land.	Works associated with the delivery of this objective with regard to the provision of solar infrastructure on council owned land could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
ENG5 Objective 5:	To maintain a GIS-based database of PV installations for those projects which come through the planning process. This should include information on the size, type, grid connection details and energy generation of each installation.	The implementation of this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
ENG5 Objective 6:	To support the development and/or reinforcement of electricity grid infrastructure (transmission/distribution network, transformer stations, etc.) to enable greater quantities of renewable electricity to be supplied to the grid and for greater levels of demand (buildings, vehicles, etc.) to be decarbonised through electrification.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
2.19 Utilities		
Policy UTL1: Utilities	Prioritise the servicing of the City Edge Priority Development Areas.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
UTL1 Objective 1:	To continue to engage with utility providers including Uisce Eireann, Gas Networks Ireland, ESB and Eirgrid to ensure requirements are in place to service the regeneration of the PDAs and the wider City Edge area in a timely and sustainable manner.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
UTL1 Objective 2:	To continue to collaborate with Uisce Eireann and Dublin City Council with a focus on: · Implementing a programme of local interventions to free up foul network capacity to include reducing infiltration of the foul sewer network with surface water · Supporting the 9B upgrade project to provide medium and long-term foul drainage capacity in City Edge · Engagement in relation to the potential for waste heat from the 9B sewer being harnessed for district heating · Ensuring adequate water supply · Ensuring sustainable surface water infrastructure and measures to mitigate flood risk in City Edge, with an emphasis on nature-based solutions.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
UTL1 Objective 3:	To continue engagement with ESB Networks regarding future power requirements including identifying sites for substations.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
UTL1 Objective 4 :	To work with the relevant agencies to ensure that the design of utilities infrastructure such as electricity sub-stations is appropriate for an urban context.	

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Implementation – Foul Water	Developers will be required to engage with UE on foul capacity to -	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
	· investigate opportunities to reduce infiltration of ground water,	
	· reduce surface water misconnections,	
	· demonstrate the existing servicing demand of a subject site and	
	• demonstrate the net foul servicing demand for the proposed development.	
Implementation – Surface Water	· Developers will be required to bring the surface water network to overland attenuation including swales, ponds, etc.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
	· A Regional Surface Water Management Plan will be required for each PDA/Neighbourhood district, prior to commencement of development and integrated with community park provision.	The implementation of this objective will have the potential to contribute positively to water quality of local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
	· In some very exceptional cases in City Edge and at the discretion of the Planning Authority, where it is	The implementation of this objective will have the potential to contribute positively to water quality of

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
	demonstrated that SuDS measures are not feasible to fully address the servicing of a proposed site, approval may be given to install limited underground attenuation tanks or enlarged pipes in conjunction with other devices as part of the SuDS train. Such alternative measures will be considered in tandem with SuDS and foul capacity.	local waterbodies and local biodiversity. No potential for negative adverse effects to European Sites identified.
Implementation – Electricity Substations	Electricity substations may be located at strategic locations within PDAs, or within the City Edge area on sites outside of PDAs. Urban locations for consideration may include beside or as part of a shared parking building, or at the edge of a local centre area. Substation design in an urban context should integrate with other buildings to form a unified streetscape. Innovative building designs in terms of architectural interest will be promoted	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
2.20 High Voltage Overhead Lines		

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
Policy HVL1: High Voltage Overhead Lines	To support the undergrounding of high voltage overhead lines within the City Edge area in order to release developable land and to facilitate placemaking by improving visual amenity.	Works associated with the delivery of this objective could, in the absence of appropriate safeguards, have the potential to contribute to the existing poor water quality of the River Camac and associated tributaries flowing through the SURF lands. In the absence of appropriate safeguards, the potential for the release of contaminated surface water to the hydrological pathway, established by the River Camac, connecting the lands to Dublin Bay cannot be ruled out.
HVL1 Objective 1:	To continue to engage with the ESB, Eirgrid, the Land Development Agency and Dublin City Council with a view to implementing the undergrounding of high voltage overhead lines, subject to feasibility and cost / benefit analysis including factors such as technical, social, environmental, and economic considerations.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
HVL1 Objective 2:	To ensure that development meets required separation distances / wayleaves and an acceptable design standard in the event that undergrounding does not take place; or any required separation distances / wayleaves in an undergrounded scenario.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
HVL1 Objective 3:	Design statements will be required for development sites close to high voltage overhead lines.	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
HVL1 Objective 4:	Planning applications for relevant sites should ensure layouts are designed in such a way that they can be implemented resulting in a satisfactory urban design, with or without the area under the overhead line corridor. A design statement will be required to demonstrate this	This objective sets out design requirements and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
HVL1 Objective 5:	Overhead line corridors may remain as temporary green space and biodiversity areas, but shall not be counted for purposes of calculating open space requirements / provision.	The implementation of this objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.
2.21 Seveso Sites		
Policy SEV1: Seveso Sites within City Edge	To recognise that areas of City Edge are constrained by Seveso sites and to ensure development is in alignment with the PDA layouts, which have been prepared in accordance with expert advice, taking account of the HSA Guidance on Technical Land-Use Planning Advice (2023) and consultation with the HSA.	This objective sets out requirements for consistency with the SURF and statutory regulations relating to Seveso sites. No land use effects will arise as a result in the implementation of this objective. No potential for adverse effects to European Sites is identified.
SEV1 Objective 1	To continue to engage with the HSA regarding individual planning applications within the City Edge area affected by Seveso site risk contours.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
SEV1 Objective 2	To continue to engage with the HSA, TII and NTA regarding the proposed location of the Naas Road Luas stop with a view to mitigation of risk from the Irish Distillers site.	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites
SEV1 Objective 3	To continue to engage with the LDA and DCC regarding investigating issues surrounding the relocation of Seveso sites	This objective sets out aims for cooperation with other statutory organisations and stakeholders. The implementation of this objective will not have the potential to result in adverse effects to European Sites.
SEV1 Objective 4	To encourage and promote the relocation of Seveso sites and their associated land uses to more appropriate locations outside the City Edge area.	The relocation of Seveso sites could, in the absence of appropriate environment safeguards, have the potential to result adverse effects to European Sites.
SEV1 Objective 5	To prioritise new development within the PDAs when calculating accumulation of risk associated with land use within contours.	This objective sets out risk assessment requirements for new developments relating to Seveso sites. The implementation of this objective will not, in itself, result in land use activities and will not have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
SEV1 Objective 6	To ensure that there is no increase in land use or intensity of Seveso operations that would increase societal risk or extend the risk zone contours. Extension to existing sites may be permitted (subject to planning assessment) provided there is no increase in risk	This objective relates to the management of risk posed by Seveso sites. The implementation of this objective will not, in itself result in land use activities and will not have the potential to result in adverse effects to European Sites.
SEV1 Objective 7	New Seveso sites will not be permitted within the City Edge area.	This objective will not result in land use activities and will not have the potential to result in adverse effects to European Sites.
2.22 Climate Action		
Climate resilience fundamentally underpins the vision and strategic objectives of the City Edge Strategic Framework, 2022. This SURF transposes the vision and objectives to a finer level of detail and a shorter timeframe that continues to have climate resilience as	· City Edge will be a compact settlement on regenerated brownfield land making better use of land in close proximity to Dublin City Centre.	This objective sets out design requirements for regeneration on brown field lands and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
	· City Edge will be a transport-oriented development where the PDAs have been selected and the layouts of the PDAS have been designed around active travel and public transport, giving priority to sustainable movement.	This objective sets out design requirements for development at PDAs and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
	· City Edge has been designed along 10-minute city principles meaning that daily services, facilities and amenities will be within a short walk or cycle while higher order services will be accessible via public transport.	This item sets out design elements underpinning the SURF lands and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
a core focus as follows:	· The starting point for the design of City Edge was the existing network of blue and green infrastructure including the Canal, the River Camac and its tributaries, Lansdowne Valley Park and Walkinstown Park.	This item sets out design elements underpinning the SURF lands and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
	· City Edge will have significant green cover including major parks, community parks, greenways, green corridors, SuDS features, street trees, and open space within developments.	This item sets out design elements underpinning the SURF lands and its implementation will have the potential to contribute positively to the local and wider environment. No potential for adverse effects to European Sites identified.
	· The design of City Edge is based on sponge city principles with a high level of green cover, permeable surfaces, interlinked green spaces and corridors and SuDS features.	This item sets out design elements underpinning the SURF lands and will not in itself result in land use effects. No potential for adverse effects to European Sites identified.
	The regeneration of City Edge will encourage, and support and faciliate the development of district heating schemes and other low and zero carbon energy projects.	This item sets out design elements underpinning the SURF lands and its implementation will have the potential to contribute positively to the local and wider environment. No potential for adverse effects to European Sites identified.
2.4.6 Land Assembly		
Policy LA1: Land Assembly	To actively promote and facilitate proposals for land assembly within the City Edge SURF PDAs	The implementation of this objective will not, in itself, result in land use activities and will not have the potential to result in adverse effects to European Sites.

Chapter	Policy/Objective	Potential for Adverse Effects to European Sites
LA1 Objective 1	To actively promote and facilitate land assembly where proposals comprise of land areas in excess of 30% of a neighbourhood within a Priority Development Area.	The implementation of this objective will not, in itself, result in land use activities and will not have the potential to result in adverse effects to European Sites.
LA1 Objective 2	Proposals for land assembly shall include details in regard to phasing and clearly set out the phasing timelines for the overall lands linking new development with the provision of key social and physical infrastructure required as part of the overall Priority Development Area.	The implementation of this objective will not, in itself, result in land use activities and will not have the potential to result in adverse effects to European Sites.
LA1 Objective 3	Where proposals involve multiple landowners, a signed legal agreement from all landowners shall be submitted as part of any planning application clearly setting out the intent of the landowners to deliver the overall proposal in accordance with the phasing programme forming part of the planning application.	The implementation of this objective will not, in itself, result in land use activities and will not have the potential to result in adverse effects to European Sites.

Each of the objectives of the SURF have been examined for their potential to result in adverse effects to European Sites and it has been found that a number of objectives which establish a planning framework supporting specific future projects will have tenuous connections to European Sites at Dublin Bay. A number of objectives, as highlighted in red in Table 8.1, aim to facilitate future development within the SURF lands. Such development will result in land use activities in the form of construction works, which will in turn have potential, in the absence of environmental safeguards, to result in the generation of polluted surface waters. Such waters will ultimately drain to the River Camac catchment which is hydrologically connected to Dublin Bay.

It is also important to recognise that, aside from the objectives set out in the Plan, as part of the delivery of the SURF significant infrastructure works will be required. These infrastructure works will have the potential to comprise demolition works, construction works and the generation of emissions during the operation phase.

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

- Habitat degradation resulting from emissions to surface water: the demolition and construction phase of projects resulting from the overall implementation of the SURF could result in the discharge of contaminated surface water to receiving watercourses.

- Habitat degradation resulting from emissions to groundwater: as above, the overall implementation of the SURF could result in the discharge of polluted waters to groundwaters during the construction phase and operation phase of project.

- Habitat degradation resulting from the spread of non-native invasive species during works facilitated by the overall implementation of the SURF: If present on site development projects can result in the spread of these species; and

Table 8.2 below lists the qualifying features of the European Sites connected to the Plan and assesses whether each of these features are at risk from the ecological effects listed above.

Table 8.2: Potential for Ecological Effects to result in adverse effects to the Qualifying Features/special conservation interests of European Sites

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	
		Water Emissions	Non-native invasive species
South Dublin Bay SAC			
Mudflats and sandflats not covered by seawater at low tide	No. Rationale: No works or emissions associated with the masterplan will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Camac, River Liffey and Grand Canal discharges to Dublin Bay. Further consideration of the potential for water emissions to these waterbodies to function as impact pathways to this habitat is required. the operation phase of future development will generate wastewater which will be conveyed to Ringsend wastewater treatment plant and eventually discharged to the sea near Dublin Bay. The potential for wastewater emissions to result in degradation to this habitat requires further consideration.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan
Annual vegetation of drift lines	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	
		Water Emissions	**Non-native invasive species**
			Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan
Salicornia and other annuals colonizing mud and sand	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Camac, River Liffey and Grand Canal discharges to Dublin Bay. Further consideration of the potential for water emissions to these waterbodies to function as impact pathways to this habitat is required. The operation phase of future development will generate wastewater which will be conveyed to Ringsend wastewater treatment plant and eventually discharged to the sea near Dublin Bay. The potential for wastewater emissions to result in degradation to this habitat requires further consideration.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan
Embryonic shifting dunes	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition,while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	
		Water Emissions	**Non-native invasive species**
Shifting dunes along the shoreline with Ammophila arenaria (white dunes)	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan
North Dublin Bay SAC			
Mudflats and sandflats not covered by seawater at low tide [1140]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Camac, River Liffey and Grand Canal discharges to Dublin Bay. Further consideration of the potential for water emissions to these waterbodies to function as impact pathways to this habitat is required. the operation phase of future development will generate wastewater which will be conveyed to Ringsend wastewater treatment plant and eventually discharged to the sea near Dublin Bay. The potential for wastewater emissions to result in degradation to this habitat requires further consideration.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	
		Water Emissions	**Non-native invasive species**
Annual vegetation of drift lines [1210]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan
Salicornia and other annuals colonising mud and sand [1310]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Camac, River Liffey and Grand Canal discharges to Dublin Bay. Further consideration of the potential for water emissions to these waterbodies to function as impact pathways to this habitat is required. The operation phase of future development will generate wastewater which will be conveyed to Ringsend wastewater treatment plant and eventually discharged to the sea near Dublin Bay. The potential for wastewater emissions to result in degradation to this habitat requires further consideration.	No. Rationale: The SURF lands is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.
Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Camac, River Liffey and Grand Canal discharges to Dublin Bay. Further consideration of the potential for water emissions to these waterbodies to function as impact pathways to this habitat is required. the operation phase of future development will generate wastewater which will be conveyed to Ringsend	No. Rationale: The SURF lands is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	
		Water Emissions	**Non-native invasive species**
		wastewater treatment plant and eventually discharged to the sea near Dublin Bay. The potential for wastewater emissions to result in degradation to this habitat requires further consideration.	
Mediterranean salt meadows (Juncetalia maritimi) [1410]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Camac, River Liffey and Grand Canal discharges to Dublin Bay. Further consideration of the potential for water emissions to these waterbodies to function as impact pathways to this habitat is required. the operation phase of future development will generate wastewater which will be conveyed to Ringsend wastewater treatment plant and eventually discharged to the sea near Dublin Bay. The potential for wastewater emissions to result in degradation to this habitat requires further consideration.	No. Rationale: The SURF lands is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.
Embryonic shifting dunes [2110]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Camac, River Liffey and Grand Canal discharges to Dublin Bay. Further consideration of the potential for water emissions to these waterbodies to function as impact pathways to this habitat is required. the operation phase of future development will generate wastewater which will be conveyed to Ringsend wastewater treatment plant and eventually discharged to the sea near Dublin Bay. The potential for wastewater emissions to result in degradation to this habitat requires further consideration.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition,while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan

European Sites & Qualifying Features	Habitat Loss & Fragmentation	Habitat Degradation	
		Water Emissions	**Non-native invasive species**
Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan
Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan
Humid dune slacks [2190]	No. Rationale: No works or emissions associated with the SURF will result in the physical	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that

European Sites & Qualifying Features	**Habitat Loss & Fragmentation**	**Habitat Degradation**	
		Water Emissions	**Non-native invasive species**
	loss or fragmentation of this habitat.		this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan.
Petalophyllum ralfsii (Petalwort) [1395]	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	No. Rationale: This is a terrestrial coastal habitat and its status is not influenced by lotic or estuarine water quality. Any perturbations to the River Tolka draining to the North Dublin Bay SAC will not have the potential to undermine the status of this habitat.	Yes. Rationale: There is potential for non-native invasive species to occur at project site locations within the SURF lands and such species could be conveyed downstream via the River Camac, River Liffey and Grand Canal to this habitat. In addition, while it is acknowledged that this is a coastal habitat, a precautionary approach is taken for this assessment and the potential for such spread to this habitat is not ruled out. Mitigation measures are set out in Section 9 with respect to avoiding the spread of non-native invasive species during future land use activities facilitated by the Plan.
South Dublin Bay & Tolka Estuary SPA			
Wintering Waterbirds	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities facilitated by the SURF will have the potential to result in downstream impacts to water quality with consequent implications for the status of this habitat downstream and its function as a foraging habitat for wetland birds of this SPA.	No. Rationale: The SURF lands is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.

European Sites & Qualifying Features	**Habitat Loss & Fragmentation**	**Habitat Degradation**	
		Water Emissions	**Non-native invasive species**
Breeding Terns	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities facilitated by the SURF will have the potential to result in downstream impacts to water quality with consequent implications for the status of this habitat downstream.	No. Rationale: The SURF lands is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.
North Bull Island SPA			
Wintering Waterbirds	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	Yes. Rationale: The River Tolka discharges to mudflat habitats of this SAC. Any perturbations to water quality within this watercourse as a result of land use activities completed for the SURF will have the potential to result in downstream impacts to water quality. The potential for perturbations to water quality in the River Tolka and Liffey Estuary requires further examination as part of this Natura Impact Statement.	No. Rationale: The SURF lands is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.
North-West Irish Sea SPA			
Waterbirds	No. Rationale: No works or emissions associated with the SURF will result in the physical loss or fragmentation of this habitat.	No. Rationale: This SPA is not hydrologically connected to the SURF lands.	No. Rationale: The SURF lands is located at a remote distance from this habitat and will not have the potential to result in the spread of non-native invasive species in this habitat.

Following on from the review of the SURF objectives set out in Table 8.1 and the potential for water emissions and related non-native invasive species transport downstream as set out in Table 8.2, the potential for future land use activities facilitated by the SURF to result in adverse effects to European Sites downstream at Dublin Bay cannot be ruled out without further examination of the potential for the hydrological pathway connecting the SURF lands to Dublin Bay to function as an impact pathway to the European Sites occur at the bay area. Section 8.2 below provide an examination of the hydrological pathway and its potential to function as an impact pathway.

8.2 EXAMINATION OF HYDROLOGICAL PATHWAYS

The Grand Canal, River Camac (and associated tributaries) and River Liffey, which receives surface waters draining the SURF lands, drains to Dublin Bay, where a number of European Sites are located. There is no surface water pathway connecting the SURF lands site to the South Bay SAC. Modelling of the Liffey Estuary and Dublin Bay has shown that the waters from the Liffey draining into Dublin Bay are deflected east and north towards Dollymount and Howth. The presence of the South Great Wall in Dublin Bay provides a barrier to the movement of waters towards the south (Dowly & Bedri, 2007; Bedri et al., 2012; Camp, Dresser & McKee, 2012). As such there is no surface water pathway between the SURF lands and this SAC.

As such of the five European Sites being examined as part of the assessment of the hydrological pathway, only four are connected to the project site via the surface water pathway. The nearest point of the four Dublin Bay European Sites to the Plan is approximately 6.5km downstream along the Grand Canal and the Liffey Estuary. The Grand Canal and the waters discharging from it to the Liffey Estuary represent a minor fraction of the overall volume of freshwater draining into the Liffey estuary and Dublin Bay. This will limit the potential for future projects facilitated by the Plan, even in the event of the release of contaminated surface water to the Grand Canal, from having a perceptible effect on water quality and the conservation status of European Sites at Dublin Bay. Further details in support of this include:

- The volumes of surface water draining the SURF lands represents a miniscule fraction of the volumes discharging to the Liffey Estuary upstream of the Dublin Bay European Sites. This is supported by an examination of the area occupied by extent of the SURF lands (i.e. approximately 53Ha) within the Liffey_SC_090 subcatchment (approximately 13,657 Ha in size) in which the SURF lands is located. The SURF lands

represents 0.4% of the land surface occurring within this catchment and the runoff generated at the SURF lands will therefore represent a miniscule extent of the runoff draining from lands within this sub-catchment. In the event that contaminated waters enter the River Camac, River Liffey or Grand Canal during future land use activities facilitated by the Plan it is highly likely, based on the above that any associated pollutants will be adequately diluted downstream within the Liffey Estuary and coastal waters of Dublin Bay.

- Further to the fact that the waters draining the SURF lands will represent a minor fraction of freshwater inputs to the Liffey estuary, it is noted that a hydrodynamic model for Dublin Bay showed that the medium flow rates of 15m^3/s was calculated for the River Liffey versus an estimated flow rate of 0.1m^3/s for the Grand Canal (DHI, 2018). It is noted that there are multiple other sources of freshwater (11 in total, some of which include the River Dodder, Royal Canal, River Cammock etc.) entering the Liffey Estuary. These other sources combine with the River Liffey discharges to further dilute freshwater inputs to Dublin Bay. In light of, this any discharges to the River Liffey Estuary from the SURF lands, will be thoroughly mixed and imperceptible downstream within the Liffey Estuary and will be further diluted by the tidal coastal waters at Dublin Bay.

- Finally, in support of the above, other studies have shown that pollutants in the estuary are rapidly mixed and become diluted within the estuary and Dublin Bay (O'Higgins and Wilson, 2005; Wilson and Jackson, 2011) again demonstrating that any potential for the release of contaminants to the Grand Canal, River Camac or River Liffey draining lands within the SURF lands will not have the potential to result in any perceptible effect to water quality downstream at Dublin Bay.

In view of the above examination, it is considered that the surface water hydrological pathway connecting the SURF lands to the European Sites at Dublin represents a tenuous impact pathway and is unlikely to function as a vector for contaminants with potential to result in perceptible impacts to water quality and European Sites at Dublin Bay.

Notwithstanding this it is noted that mitigation measures are set out in Section 9 below which will provide protection for European Sites occurring downstream of the SURF lands from any

potential sources of impact that may arise as a result of future land use activities within the SURF lands.

The potential for the hydrological pathway to function as vector for the transport of non-native invasive species downstream from the SURF lands to Dublin Bay has been identified in Table 8.2 above. Whilst the potential for the transport of such species downstream and their subsequent establishment within the coastal habitats of Dublin Bay has been identified as tenuous, mitigation measures are set out in Section 9 that aim to prevent the spread of such species from the SURF lands.

8.2.1 Wastewater Pathway

Ringsend WWTP, which will receive wastewater from the SURF lands has historically operated at or above capacity, with a total load of 2.19 million P.E. on average, with significant fluctuations from day to day. Loading has increased in recent years with the rise in population recorded in the Dublin local authorities. The latest information from Irish Water indicates that the plant is currently operating within the peak Treatment Plant capacity (Uisce Éireann, 2023). In 2023, the plant was non-compliant with several parameters as set under the EPA discharge licence. The EPA (2021) notes that Irish Water is increasing capacity of the WWTP in phases and in May 2024 granted a wastewater discharge licence for the wastewater treatment plant. As part of the licence an Appropriate Assessment determination was made by the EPA that discharges from the wastewater treatment plant will not have the potential, alone or in-combination with other plans or projects, to result in adverse effects to European Sites. The determination was based on the assessment set out in the Natura Impact Statement prepared for the wastewater discharge licence application and the licence conditions required to be implemented at the wastewater treatment plant.

It is also noted that the most recent Uisce Éireann AER (2023) for the wastewater treatment plant found that the primary discharge from the wastewater treatment plant does have an observable negative impact on the water quality in the near field of the discharge and in the Liffey and Tolka Estuaries. The primary discharge from the wastewater treatment plant does not have an observable impact on the Water Framework Directive status of the Liffey Estuary.

Considering the above, along with the current unpolluted status of Dublin Bay (see EPA Maps), it is concluded that future development facilitated by the Plan will not impact on the overall water quality status of Dublin Bay.

In light of the above, the discharge of wastewater generated by future development facilitated by the Plan will not have the potential to function as an impact pathway and result in adverse effects to the conservation objectives of the Dublin Bay European Sites.

8.3 IN-COMBINATION EFFECTS

This Section provides an outline of the potential cumulative effects of the SURF in-combination with other plans and projects. There is potential for a wide range of plans and project to combine with the SURF. Table 8.3 below provides a non-exhaustive list of the Plans and Projects that were identified as representing those most likely to combine with the SURF to result in potential cumulative effects. An assessment for potential cumulative effects to arise is provided for each of the Plans and Projects listed in Table 8.3.

Table 8.3: Assessment For Potential Cumulative Effects With Other Plans & Projects

Plan/Project	Comment	Cumulative effects
National Planning Framework	The purpose of the NPF is to provide a focal point for spatial plans throughout the planning hierarchy. It will provide a framework for the new Regional Spatial and Economic Strategies (RSESs) by the three Regional Assemblies and the associated enhancement of the economic development focus of local authorities as per the Local Government Reform Act 2014. The draft NPF will co-ordinate the strategic planning of urban and rural areas in a regional development context to secure overall proper planning and development as well as co-ordination of the RSES's and city/ county development plans in addition to local economic and community plans and local area plans and other local development.	A NIS was prepared for this plan and an Appropriate Assessment was completed. The Appropriate Assessment concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan. Moreover the First Revision to the NPF has guided and informed the response to this Variation No 10.

Plan/Project	Comment	Cumulative effects
River Basin Management Plan for Ireland 2024	Ireland's third River Basin Management Plan 2024 Key actions in the Plan include tighter controls on the use of fertilisers that impact water quality, a greater focus on compliance and enforcement with over 60 new staff at local level, and a target or 4,500 farm inspections per year. In addition, continued investment in wastewater infrastructure will see Uisce Éireann investing a multi-billion Euro budget over the period 2025-2029 to reduce impacts on water quality, a new national River Barriers Mitigation Programme will ramp up efforts to remove river-blocks that impact on species like salmon and lamprey swimming upstream to spawn, and a review of arterial drainage requirements and the underpinning Arterial Drainage Act will be undertaken in the context of land use.	A NIS was prepared for this plan and an Appropriate Assessment was completed. The Appropriate Assessment concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
Regional Spatial & Economic Strategy	The RSES is a strategic plan which identifies regional assets, opportunities and pressures and provides appropriate policy responses in the form of Regional Policy Objectives. At this strategic level it provides a framework for investment to better manage spatial planning and economic development throughout the Region	A NIS was prepared for this plan and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.
Dublin Climate Change Action Plan 2024 -2029	The Dublin Climate Action Plan 2024-2029 - Climate Neutral Dublin 2030 sets out the actions that Dublin City Council is taking to prepare our city and people living here for the known impacts of climate change – flooding, sea level rise, extreme weather events, and drought. Climate Neutral Dublin 2030 sets out how the City Council will mitigate greenhouse gas emissions and contribute the global effort to limit warming to below 1.5°C.	A NIS was prepared for this plan and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this Plan.

Plan/Project	Comment	Cumulative effects
Bus Connects	Planning approval granted by An Bord Pleanála for Ballymun/Finglas to City Centre on 12/03/2024.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
LUAS extension to Finglas	Railway Order lodged with An Bord Pleanala by TII under Railway Order 2024 (Abp-321278-24) and	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
DART+ West (extend the DART network to Maynooth in County Kildare)	The DART+ West project aims to increase train capacity from the current six trains per hour per direction to up to 12 trains per hour per direction, depending on demand. Passenger capacity is expected to rise to 13,200 passengers by 2025, a significant increase from the 5,000 passengers recorded in 2019. This project is designed to support existing communities and future sustainable development by offering an efficient alternative to private car travel. The new service will utilize electrical power, reducing the carbon footprint compared to the current diesel trains. The electrification of the rail line will largely follow the existing railway corridor. The Railway Order grants Iarnród Éireann the authority to proceed with the necessary electrification and infrastructure upgrades.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.

Plan/Project	Comment	Cumulative effects
DART + South West	An Bord Pleanála have approved the Railway Order application to extend the electrified DART network from Hazelhatch & Celbridge to Heuston Station and the South city via Phoenix Park Tunnel.	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
MetroLink from Charlemont to Swords via Dublin Airport	Note potential for future interchange of DART and Metrolink at Glasnevin. Railway Order lodged with An Bord Pleanala by TII under Railway Order 2022 (NA29N.314724) https://www.pleanala.ie/en-ie/case/314724	A NIS was prepared for this project and concluded that, subject to mitigation measures proposed in the NIS, there will be no adverse effects to the integrity of any European Sites as a result of the implementation of this project.
Projects		

Plan/Project	Comment	Cumulative effects
Former Chadwick Builders Merchant site, Greenhills Industrial Estate, Walkinstown.	588 no. apartments plus childcare, and commercial/retail space, 5-12 storeys in height.	Granted permission by South Dublin County Council, who determined that this Project will not have the potential, alone or in-combination with other plans or projects, to adversely affect the integrity and status of any European Sites.
Units 16-21A-B, Parkmore Industrial Estate, Longmile Road, Walkinstown, Dublin 12 (Dairygold Lands)	436 residential units plus employment/commercial space, 6 to 10 storeys in height.	Granted permission by South Dublin County Council, who determined that this Project will not have the potential, alone or in-combination with other plans or projects, to adversely affect the integrity and status of any European Sites.
Former CHM Premises, Ballymount Road Lower, Walkinstown, Dublin 12. (Montane Developments)	163 apartments plus creche, gym, café, 7 storeys in height.	Granted permission by South Dublin County Council, who determined that this Project will not have the potential, alone or in-combination with other plans or projects, to adversely affect the integrity and status of any European Sites.
Former Chadwick Builders Merchant site, Greenhills Industrial Estate, Walkinstown.	588 no. apartments plus childcare, and commercial/retail space, 5-12 storeys in height.	

9.0 MITIGATION MEASURES

The SURF has been prepared within the framework of the South Dublin County Development Plan 2022 – 2028 such that it aligns with the policies and objectives of the County Development Plan. As such all mitigatory policies and objectives identified in the South Dublin CDP 2022 - 2028 during the SEA and AA process of same, will provide the same safeguards to ensure the potential impacts arising from the implementation of the SURF will be avoided and/or mitigated to an insignificant level. Table 9.1 below, sets out the suite of mitigation measures to ensure the SURF does not give rise to significant environmental effects.

The key policies and objectives of the South Dublin County Development Plan that will provide protection for European Sites in the zone of influence of the SURF are listed in Table 9.1 below.

Key measures to ensuring that the implementation of the SURF does not facilitate land use activities with potential to result in adverse effects to European Sites are those relating to water emissions. As such, in addition to the protective policies and objectives of the County Development Plan as set out in Table 9.1 below, it will be a requirement of the SURF that any land use activities supported by it implement in full:

1. The approaches for water management at development sites as set out in the South Dublin County Council's *Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide, (2022)*.[3]

[3] **Available at:** **sdcc sustainable drainage explanatory design and evaluation guide 2022- incl suds details.pdf**

2. The approaches for noise control, as well as air quality control, for demolition and construction as set out in the Dublin City Council "Air Quality Monitoring and Noise Control Unit's Good Practice Guide for Construction and Demolition (2024)[4]

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

Table 9.1: SDCC CDP Environmental Safeguards relevant for European Sites

Policy	Text
Policy NCBH1: Overarching	Protect, conserve and enhance the County's natural, cultural and built heritage, supporting its sensitive integration into the development of the County for the benefit of present and future generations
Policy NCBH2: Biodiversity	Protect, conserve, and enhance the County's biodiversity and ecological connectivity having regard to national and EU legislation and Strategies.
Policy NCBH3: Natura 2000 Sites	Conserve and protect Natura 2000 Sites and achieve and maintain favourable conservation status for habitats and species that are considered to be at risk through the protection of the Natura 2000 network from any plans or projects that are likely to have a significant effect on their coherence or integrity.
Policy NCBH4: Proposed Natural Heritage Areas	Protect the ecological, visual, recreational, environmental and amenity value of the County's proposed Natural Heritage Areas and associated habitats and species.
Policy NCBH5: Protection of Habitats and	Protect and promote the conservation of biodiversity outside of designated areas and ensure that species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015, and wildlife corridors are adequately protected.

Policy	Text
Species Outside of Designated Areas	
Policy NCBH6: Dublin Mountain	Protect and enhance the visual, environmental, ecological, geological, archaeological, recreational and amenity value of the Dublin Mountains, as a key element of the County's Green Infrastructure network.
Policy NCBH7: Liffey River Valley and Special Amenity Area Order	Protect and enhance the special amenity value of the Liffey Valley, including its landscape, visual, recreational, ecological, geological, and built heritage value, as a key element of the County's Green Infrastructure network and implement the provisions of the Liffey Valley Special Amenity Area Order (SAAO)
Policy NCBH8: Dodder River Valley	Protect and enhance the visual, recreational, environmental, ecological, geological and amenity value of the Dodder Valley, as a key element of the County's Green Infrastructure network.

Policy	Text
Policy NCBH9: Grand Canal	Protect and promote the Grand Canal as a key component of the County's Green Infrastructure and ecosystem services network, and protect and enhance the visual, recreational, environmental, ecological, industrial heritage and amenity value of the Grand Canal, recognising its sensitivities as a proposed Natural Heritage Area with adjacent wetlands and associated habitats
Policy NCBH10: Invasive Species	Protect against and prevent the introduction and spread of invasive species within the County and require landowners and developers to adhere to best practice guidance in relation to the control of invasive species.
Chapter 4	
Policy GI1: Overarching	Protect, enhance and further develop a multifunctional GI network, using an ecosystem services approach, protecting, enhancing and further developing the identified interconnected network of parks, open spaces, natural features, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, water quality, flood management and adaptation to climate change.
Policy GI2: Biodiversity	Strengthen the existing GI network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF)and the East Region Spatial and Economic Strategy (RSES).

Policy	Text
Policy GI3: Sustainable Water Management	Protect and enhance the natural, historical, amenity and biodiversity value of the County's watercourses. Require the long-term management and protection of these watercourses as significant elements of the County's and Region's Green Infrastructure Network and liaise with relevant Prescribed Bodies where appropriate. Accommodate flood waters as far as possible during extreme flooding events and enhance biodiversity and amenity through the designation of riparian corridors and the application of appropriate restrictions to development within these corridors
Policy GI4: Sustainable Urban Drainage Systems	Require the provision of Sustainable Urban Drainage Systems (SUDS) in the County and maximise the amenity and biodiversity value of these systems.
Policy GI5: Climate Resilience	Strengthen the County's GI in both urban and rural areas to improve resilience against future shocks and disruptions arising from a changing climate.
Policy GI7: Landscape, Natural, Cultural and Built Heritage	Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan.
Chapter 11	

Policy	Text
Policy IE1: Overarching Policy	Ensure that development occurs within environmental limits, having regard to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.
Policy IE2: Water Supply and Wastewater	Ensure that water supply and wastewater infrastructure is sufficient to meet the growing needs of the population and to support growth in jobs over the lifetime of the Development Plan facilitating environmental protection and sustainable growth.
Policy IE3: Surface Water and Groundwater	Manage surface water and protect and enhance ground and surface water quality to meet the requirements of the EU Water Framework Directive.
Policy IE4: Flood Risk	Ensure the continued incorporation of Flood Risk Management into the spatial planning of the County, to meet the requirements of the EU Floods Directive and the EU Water Framework Directive and to promote a climate resilient County.

Policy	Text
Policy IE5: Information and Communications Technology (ICT)	Promote and facilitate the sustainable development of a high-quality ICT network throughout the County in order to achieve social and economic development, whilst protecting the amenities of urban and rural areas.
Policy IE6: Waste Management	Implement European Union, National and Regional waste and related environmental policy, legislation, guidance and codes of practice to improve management of material resources and wastes.
Policy IE7: Environmental Quality	Seek to take appropriate steps to reduce the effects of air, noise and light pollution on environmental quality and residential amenity in line with European, National and Regional policy and legislation.

9.1 RESPONSIBILITY FOR IMPLEMENTING MITIGATION MEASURES

The responsibility for implementing land use actions proposed by the SURF lies with the relevant departments of South Dublin County Council. Departments seeking to implement land use actions proposed by the SURF are obliged to ensure that the implementation of these actions are consistent with the Objectives and requirements of the environmental safeguards of the CDP as listed in Table 9.1 above. It is a statutory requirement for a competent authority (e.g. South Dublin County Council) to carry out screening for appropriate assessment for all land use projects, and as such all land use actions facilitated by the SURF will be assessed for their potential to result in likely significant effects to European Sites. However, such effects are not likely to occur if the Objectives in the CDP as listed in Table 9.1 above and full adherence to South Dublin County Council guidelines are adhered to.

9.2 MONITORING OF MITIGATION MEASURES

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

10.0 CONCLUSION

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

The potential impacts that could negatively affect these European Sites have been outlined in Section 8 this NIR. These potential impacts relate to water emissions from land use activities facilitated by the SURF to European Sites downstream at Dublin Bay. Section 9 outlines the environmental safeguards within the South Dublin County Development Plan and existing best practice guidelines that will be applied for all land use activities supported by the SURF. The purpose of these safeguards is to minimise and/or eliminate potential impacts associated with any future land use activities support and facilitated by the SURF.

The mitigation measures outlined in Section 9 of this NIR will protect these Sites from potential adverse impacts. The measures and requirements of the South Dublin CDP and particularly Objectives NCBH1; NCBH2; NCBH3 and NCBH4 that aim to protect, conserve and appropriately management European Sites provide a basis for eliminating or minimising to an insignificant level potential adverse land use effects that could arise from any future land use activities that may be facilitated by the SURF. These objectives along with the additional safeguards within the County Development Plan and the South Dublin County Council best practice guidelines to be implemented as part of all future land use activities will provide a basis for ensuring any future land use facilitated by the SURF will not be supported where they present a risk of unavoidable/un-mitigatable adverse effects to European Sites.

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APPENDIX 1: EUROPEAN SITES BASELINE INFORMATION

Special Protection Areas

Site Code	Site Name	Distance (km)	Link	Qualifying Interests	Catchment	Sub-Catchments
004024	South Dublin Bay and River Tolka Estuary SPA	6.62	http://www.npws.ie/protected-sites/spa/004024	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Oystercatcher (Haematopus ostralegus) [A130] Ringed Plover (Charadrius hiaticula) [A137] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Black-headed Gull (Chroicocephalus ridibundus) [A179] Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194]	Liffey & Dublin Bay	Tolka_SC_10 Dodder_SC_10

				Wetland and Waterbirds [A999]		
004006	North Bull Island SPA	9.7	http://www.npws.ie/protected-sites/spa/004006	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Teal (Anas crecca) [A052] Pintail (Anas acuta) [A054] Shoveler (Anas clypeata) [A056] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Sanderling (Calidris alba) [A144] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Curlew (Numenius arquata) [A160] Redshank (Tringa totanus) [A162] Turnstone (Arenaria	Liffey & Dublin Bay	Mayne_SC_010

				interpres) [A169] Black-headed Gull (Chroicocephalus ridibundus) [A179] Wetland and Waterbirds [A999]		
004040	Wicklow Mountains SPA	10.87	http://www.npws.ie/protected-sites/spa/004040	Merlin (Falco columbarius) [A098] Peregrine (Falco peregrinus) [A103]	Liffey & Dublin Bay Ovoca-Vartry	Dodder_SC_10 Dargle_SC_010
004016	Baldoyle Bay	14.55	http://www.npws.ie/protected-sites/spa/004016	Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Ringed Plover (Charadrius hiaticula) [A137] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Bar-tailed Godwit (Limosa lapponica) [A157] Wetland and Waterbirds [A999]	Liffey & Dublin Bay	Mayne_SC_010

004025	Malahide Estuary	15.84	http://www.npws.ie/protected-sites/spa/004025	Great Crested Grebe (Podiceps cristatus) [A005] Light-bellied Brent Goose (Branta bernicla hrota) [A046] Shelduck (Tadorna tadorna) [A048] Pintail (Anas acuta) [A054] Goldeneye (Bucephala clangula) [A067] Red-breasted Merganser (Mergus serrator) [A069] Oystercatcher (Haematopus ostralegus) [A130] Golden Plover (Pluvialis apricaria) [A140] Grey Plover (Pluvialis squatarola) [A141] Knot (Calidris canutus) [A143] Dunlin (Calidris alpina) [A149] Black-tailed Godwit (Limosa limosa) [A156] Bar-tailed Godwit (Limosa lapponica) [A157] Redshank (Tringa totanus) [A162] Wetland and Waterbirds [A999]	Nanny-Devlin	Mayne_SC_011 Broadmeadow_SC_010 Ballough_SC_010

004172	Dalkey Islands SPA	16.78	http://www.npws.ie/protected-sites/spa/004172	Roseate Tern (Sterna dougallii) [A192] Common Tern (Sterna hirundo) [A193] Arctic Tern (Sterna paradisaea) [A194]	Liffey & Dublin Bay	Dodder
004113	Howth Head Coast SPA	18.08	http://www.npws.ie/protected-sites/spa/004113	Kittiwake (Rissa tridactyla) [A188]	Liffey & Dublin Bay	Mayne_SC_010
004117	Ireland's Eye	18.23	https://www.npws.ie/protected-sites/spa/004117	Cormorant (Phalacrocorax carbo) [A017] Herring Gull (Larus argentatus) [A184] Kittiwake (Rissa tridactyla) [A188] Guillemot (Uria aalge) [A199] Razorbill (Alca torda) [A200]	Liffey & Dublin Bay	Mayne_SC_010
004063	Poulaphouca Reservoir	19.29	https://www.npws.ie/protected-sites/spa/004063	Greylag Goose (Anser anser) [A043] Lesser Black-backed Gull (Larus fuscus) [A183]	Liffey & Dublin Bay	Liffey_SC_20

Special Areas of Conservation

Site Code	Site Name	Distance (km)	Qualifying Interests	Catchment	Sub-Catchments
000210	South Dublin Bay SAC	7.41	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals coloNIRing mud and sand [1310] Embryonic shifting dunes [2110]	Liffey & Dublin Bay	Dodder_SC_10
001209	Glenasmole Valley SAC	8.41	Semi-natural dry grasslands and scrubland facies on calcareous substrates (Festuco-Brometalia) (* important orchid sites) [6210] Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae) [6410] Petrifying springs with tufa formation (Cratoneurion) [7220]	Liffey & Dublin Bay	Dodder_SC_10
001398	Rye Water Valley/Carton SAC	9.65	Petrifying springs with tufa formation (Cratoneurion) [7220] Vertigo angustior (Narrow-mouthed Whorl Snail) [1014] Vertigo moulinsiana (Desmoulin's Whorl Snail) [1016]	Liffey & Dublin Bay	Liffey_SC_010
000206	North Dublin Bay SAC	9.71	Mudflats and sandflats not covered by seawater at low tide [1140] Annual vegetation of drift lines [1210] Salicornia and other annuals coloNIRing mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Embryonic shifting dunes [2110] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130] Humid dune slacks [2190] Petalophyllum ralfsii (Petalwort) [1395]	Liffey & Dublin Bay	Mayne_SC_010

002122	Wicklow Mountains SAC	10.08	Oligotrophic waters containing very few minerals of sandy plains (Littorelletalia uniflorae) [3110] Natural dystrophic lakes and ponds [3160] Northern Atlantic wet heaths with Erica tetralix [4010] European dry heaths [4030] Alpine and Boreal heaths [4060] Calaminarian grasslands of the Violetalia calaminariae [6130] Species-rich Nardus grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) [6230] Blanket bogs (* if active bog) [7130] Siliceous scree of the montane to snow levels (Androsacetalia alpinae and Galeopsietalia ladani) [8110] Calcareous rocky slopes with chasmophytic vegetation [8210] Siliceous rocky slopes with chasmophytic vegetation [8220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Lutra lutra (Otter) [1355]	Liffey & Dublin Bay Ovoca-Vartry	Dodder_SC_10 Liffey_SC_10 Dargle_SC_10
000199	Baldoyle Bay	14.13	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals coloNIRing mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410]	Liffey & Dublin Bay	Mayne_SC_010
000202	Howth Head SAC	15.47	Vegetated sea cliffs of the Atlantic and Baltic coasts [1230] European dry heaths [4030]	Liffey & Dublin Bay	Mayne
003000	Rockabill to Dalkey Island SAC	15.62	Reefs [1170] Phocoena phocoena (Harbour Porpoise) [1351]	Liffey & Dublin Bay	Mayne Dodder
000725	Knocksink Wood SAC	15.68	Petrifying springs with tufa formation (Cratoneurion) [7220] Old sessile oak woods with Ilex and Blechnum in the British Isles [91A0] Alluvial forests with Alnus glutinosa and Fraxinus excelsior (Alno-Padion, Alnion incanae, Salicion albae) [91E0]	Ovoca-Vartry	Dargle

000205	Malahide Estuary	15.83	Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals coloNIRing mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Nanny-Devlin	Mayne_SC_011 Broadmeadow_SC_010 Ballough_SC_010
000713	Ballyman Glen SAC	17.84	Petrifying springs with tufa formation (Cratoneurion) [7220] Alkaline fens [7230]	Ovoca-Vartry	Dargle
002193	Ireland's Eye SAC	18.43	Perennial vegetation of stony banks [1220] Vegetated sea cliffs of the Atlantic and Baltic coasts [1230]	Liffey & Dublin Bay	Mayne_SC_010
000397	Red Bog, Kildare	19.31	Transition mires and quaking bogs [7140]	Liffey & Dublin Bay	Liffey_SC_20 Liffey_SC_70
000208	Rogerstown Estuary SAC	19.47	Estuaries [1130] Mudflats and sandflats not covered by seawater at low tide [1140] Salicornia and other annuals coloNIRing mud and sand [1310] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330] Mediterranean salt meadows (Juncetalia maritimi) [1410] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2120] Fixed coastal dunes with herbaceous vegetation (grey dunes) [2130]	Nanny-Devlin	Ballough_SC_010